

An aerial photograph showing a large, L-shaped industrial building with a white roof and blue trim. The building is situated in a developed area with other industrial structures and parking lots. In the background, there is a residential neighborhood with houses and trees, and further back, a body of water and hills under a clear sky. The text "FOR LEASE" is overlaid in the top right corner.

FOR LEASE

Cornelius Industrial Building

495 NE Holladay Street, Cornelius, Oregon 97113

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Westside Industrial Building

495 NE HOLLADAY ST., CORNELIUS OR

Industrial Lease Opportunity - Campus

Located at the Gateway to the Sunset Corridor

FOR LEASE
CALL BROKER FOR RATE

Details:

Positioned at the gateway to the Sunset Corridor, 495 N Holladay St sits in one of the West Side’s fastest-growing industrial pockets — just minutes from Hillsboro’s famed “Silicon Forest” and Intel’s campus. The site benefits from immediate access to regional logistics routes (including Highway 26 and nearby OR-8 connections), putting the Sunset Corridor’s tech, manufacturing and data-center ecosystem within easy reach.

The Property is currently occupied by Edwards Vacuum, Omega Morgan, and Rosendin Electric, each of whom has completed recent, high-quality interior build-outs. The tenants have significantly upgraded their respective spaces, including modernized office finishes and improved functional layouts, and have maintained the premises in excellent condition.

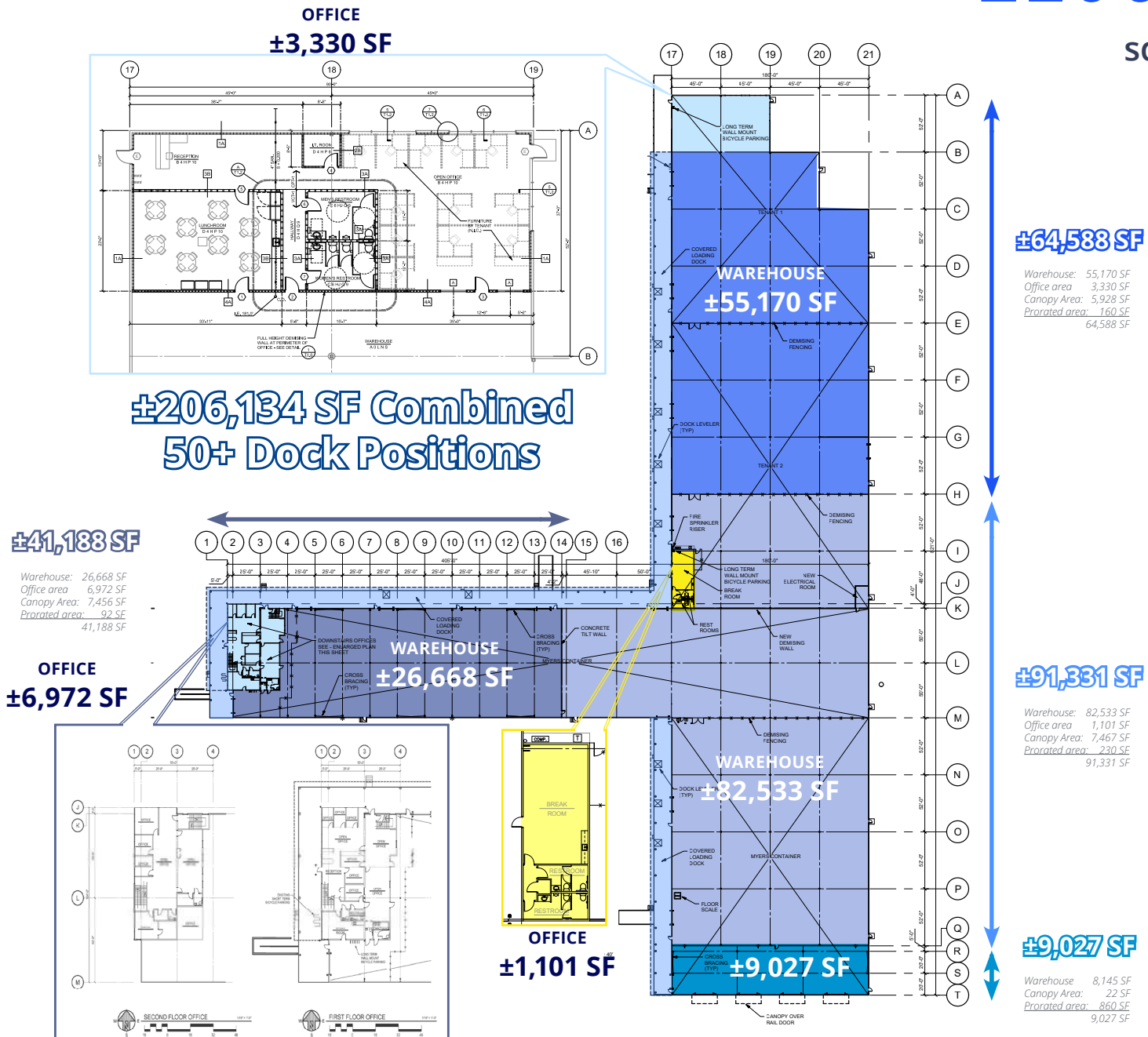
Property Details

Total Building RBA	±206,136 SF (BOMA)
Available Space SF	±9,027 - 206,136 SF (includes 21,711 SF of canopy area)
Office SF	Approximately ±1,101 SF, 3,330 SF, and 6,972 SF offices with open floor plans, private offices and storage rooms
Total Acreage	13.15 acres
Divisibility	Wide variety of space configurations
Occupancy	96.5%; with the flexibility to accommodate partial owner occupancy while retaining one or more of the existing three tenants.
Ceiling Height	25'-28' clear height
Dock Positions	50+
Grade Ramps	Multiple
Power	2500+ amps of 480V power in place
Fire Suppression	ESFR
Recent Improvements	Recently remodeled with new lighting, and office upgrades
Zoning	(M1) General Industrial
Yard	Approximately 3 acres
Parking	1.05 per 1,000 (or ±3 acres of yard)
Incentives	Located within an Enterprise Zone
Sunset Corridor Proximity	Just 15 minute to Intel's Jones Farm campus

Building Plan

±206,136

square feet
available



Available Yard & Divisibilities



OCCUPY ENTIRE BUILDING
OR JUST A PORTION

Approx. 3.00 AC Yard

41,188 SF

64,588 SF

91,331 SF

Variety of Divisibilities Available
155,919 SF

9,027 SF

Building Photos



Building Photos



Corporate Neighbors



Walmart

Summit
FOODS

Lineage

NEW SEASONS
MARKET

USHER
PRECISION
MANUFACTURING

OLD TRAPPER

OMEGA MORGAN

COACH SARGE CINE

ROSENDIN
ELECTRIC

OMEGA MORGAN

EDWARDS

495 N Holladay St
Cornelius, OR

RINCHEM

Submarket Connectivity



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