

±16,770 SF on ±7.12 AC

Shop & commercial service buildings with paved/gravel yard



FOR SALE \$3,950,000



185 W Main St - Hillsboro, OR 97123

| | | | |
|------------------------|--|--------------------------|---|
| PROPERTY | ±7.12 Total Acres (over 2 parcels) ±3.39 Net Usable Acres (estimate) ±16,770 Total SF in Two (2) Buildings | SPECS | Years Built: 1973, 1998 10' - 21' Clear Heights Single-Phase Electrical Power |
| | | | |
| BUILDING #1 | 8,220 SF Shell / 1 Grade Door 5,400 SF Showroom/Office, Storage | SIGNAGE | Pylon Signage along SW Main Street On-Building Signage as desired |
| BUILDING #2 | 8,550 SF Shell / 6 Grade Doors 4 Bay Service Shop & Warehouse | AREA | Located in popular TV Highway Commercial Corridor |
| WASH PAD | On-site Wash Pad with fully contained filtration system | TRANSIT | 1/2 mile to MAX Blue Line Station 1 Block from multiple Bus Stops |
| FUELING STATION | ±9,000 SF Card Lock Fueling Station Leased through 3/1/2028 \$2,000 / month Rental Income | ZONING & USES | Flexible (I-G) General Industrial Zone Sales, service, wholesale, warehouse, manufacturing, production, recycling, recreation, lodging, dining, education, office, vehicle & self-storage |

Please Call for Details

(Do Not Disturb Tenant)

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±7.12 Acres over 2 Parcels

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