

# ±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

**BUILDING #1**    8,220 SF Shell / 1 Grade Door  
                  5,400 SF Showroom/Office, Storage

**BUILDING #2**    8,550 SF Shell / 6 Grade Doors  
                  4 Bay Service Shop & Warehouse

**WASH PAD**       On-site Wash Pad with fully contained filtration system

**FUELING STATION**    ±9,000 SF Card Lock Fueling Station  
                  Leased through 3/1/2028  
                  \$2,000 / month Rental Income

**SPECS**            Years Built: 1973, 1998  
                  10' - 21' Clear Heights  
                  Single-Phase Electrical Power

**SIGNAGE**        Pylon Signage along SW Main Street  
                  On-Building Signage as desired

**AREA**            Located in popular TV Highway Commercial Corridor

**TRANSIT**        1/2 mile to MAX Blue Line Station  
                  1 Block from multiple Bus Stops

**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)



**AARON WATT**

Executive Managing Director  
+1 503 279 1779  
aaron.watt@cushwake.com

**KEEGAN CLAY**

Executive Director  
+1 503 279 1704  
keegan.clay@cushwake.com

# ±7.12 Acres over 2 Parcels

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