

*58,500 SF Shell | 3,300 SF Office | 25,000 Fenced Yard Storage*  
*Lease Rate: \$28,080/Month (\$0.48/sf Modified Gross - utilities & trash paid by Subtenant)*



For SubLease

# Rare West Side Industrial with Yard

495 N Holladay St. | Cornelius, Oregon 97113

Colliers



## 495 N Holladay St. | Cornelius, OR

### Highlights:

- 58,500 SF sublease
- 3,300 SF updated office
- 25,000 SF secured/fenced yard storage
- 27' clear height
- 21 dock positions
- 12' x 16' oversized dock doors
- 2 grade ramps - front & rear
- Heavy power & ESFR
- Term through March 31, 2027
- Within 20 minutes of Intel
- 12 minutes from Hwy 26
- Expandable. Adjacent 84,160 SF also available for a total maximum of 142,660 SF



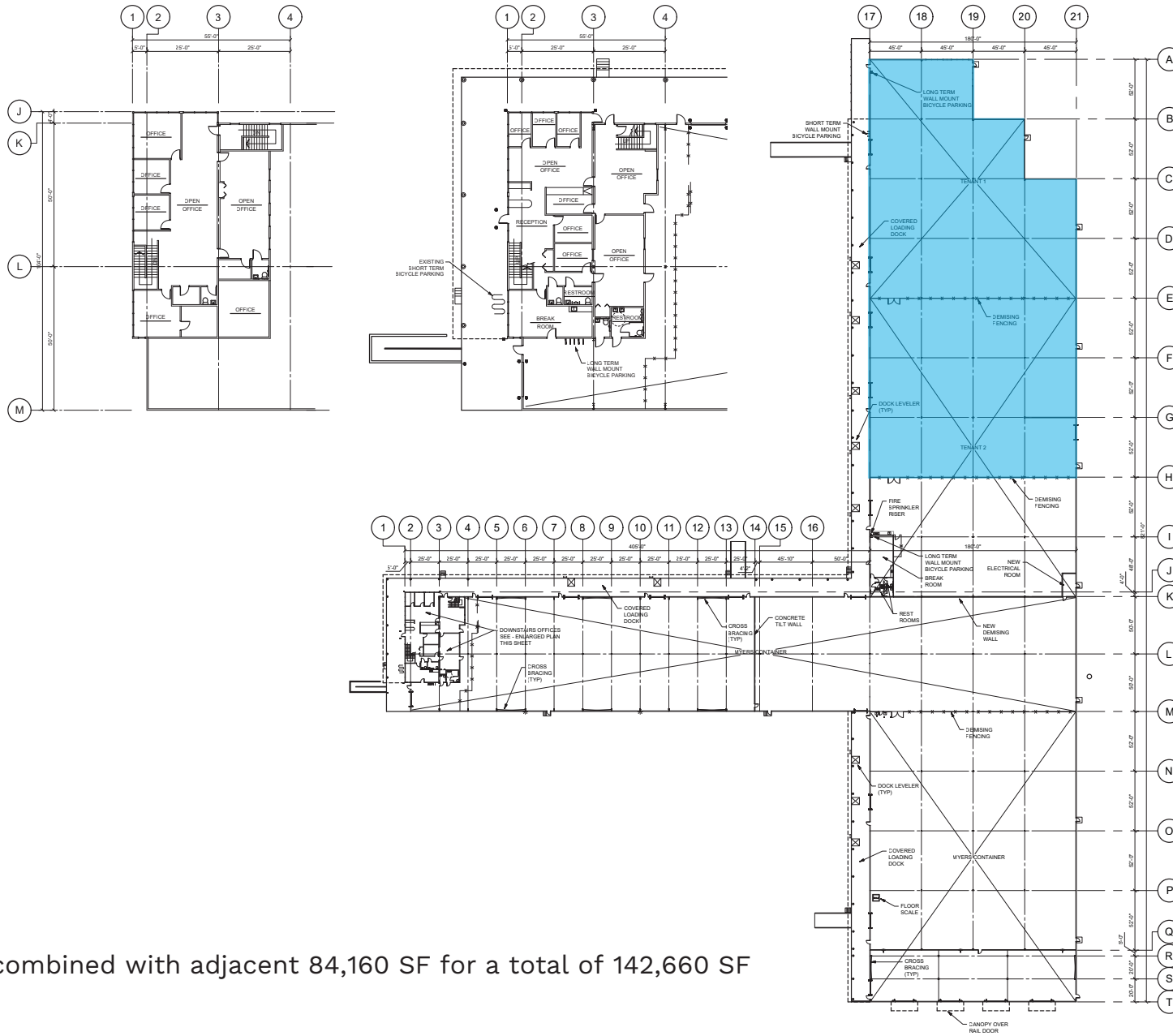
**Karen Lisignoli, SIOR**  
Associate Vice President  
+1 503 740 1679  
karen.lisignoli@colliers.com

**Mike Thomas**  
Senior Vice President  
+1 503 807 0454  
mike.thomas@colliers.com





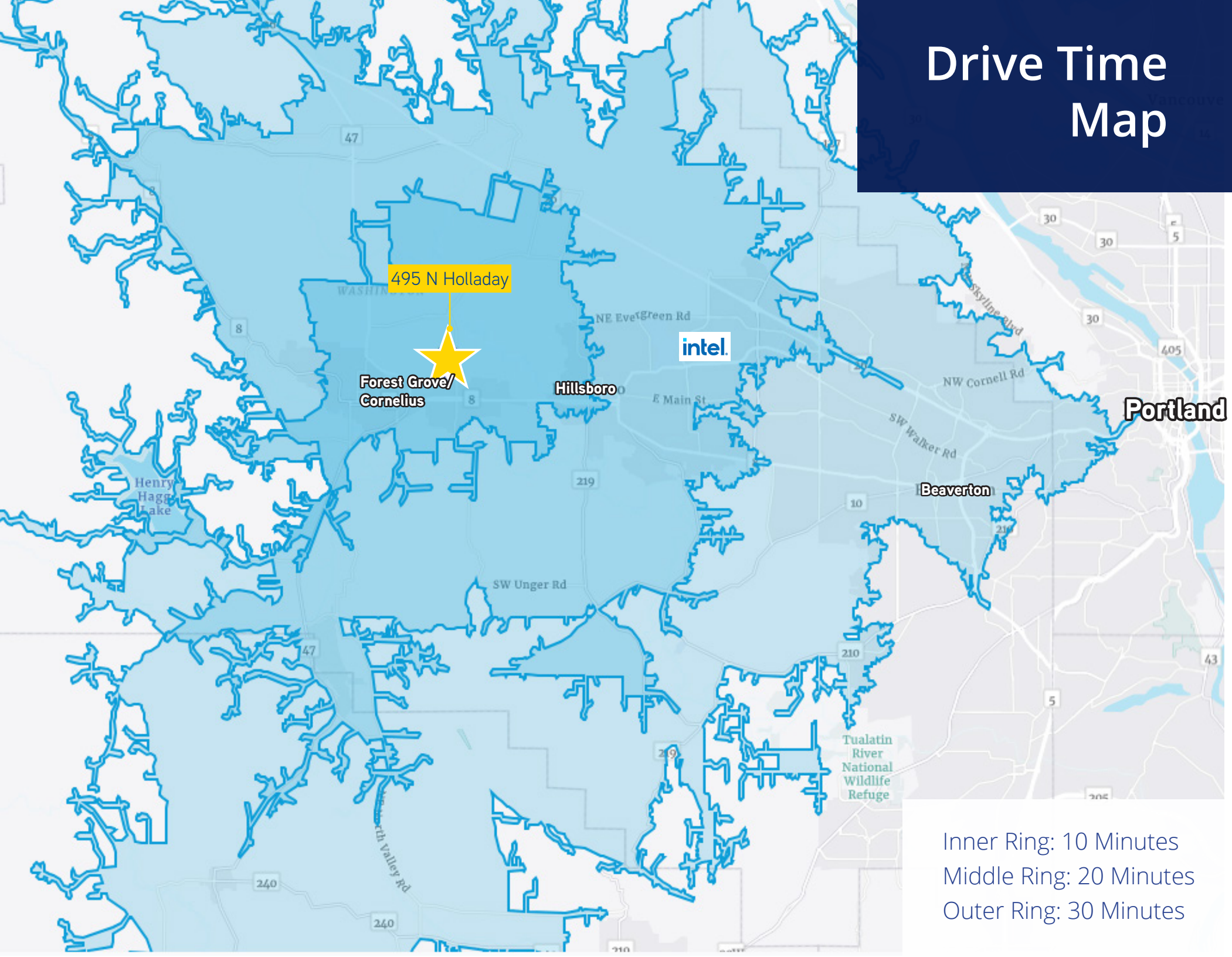
# Floorplan



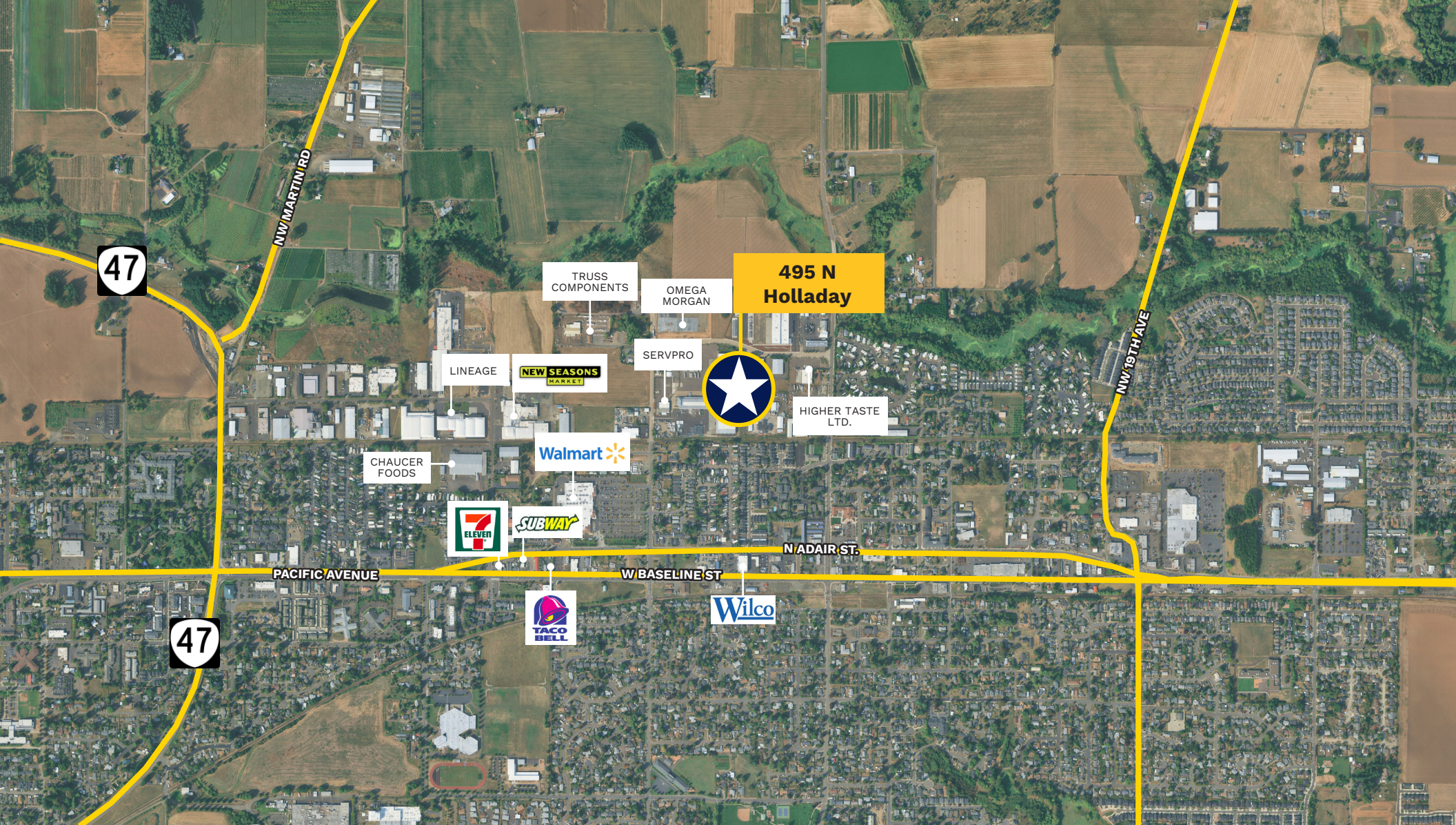
Sublease: 58,500 SF  
 3,300 SF of recently updated office

Can be combined with adjacent 84,160 SF for a total of 142,660 SF

# Drive Time Map



Inner Ring: 10 Minutes  
Middle Ring: 20 Minutes  
Outer Ring: 30 Minutes



**495 N  
Holladay**



25,000 SF  
Outdoor Yard  
Storage



Recently Updated  
Office



27'  
clear height



Dock & Grade  
Loading (12'x16')



ESFR Sprinklers



Heavy Power

**Sublease or Direct: Westside Industrial with Yard**

495 N Holladay St. | Cornelius, OR

# Contact:

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851 SW 6th Avenue, Suite 1600  
Portland, OR 97204



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