

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 foreground, there is a large paved area with several white semi-trailers parked in rows. The background shows a residential neighborhood with houses and trees, and distant hills under a clear sky.

FOR LEASE: INDUSTRIAL CAMPUS

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.

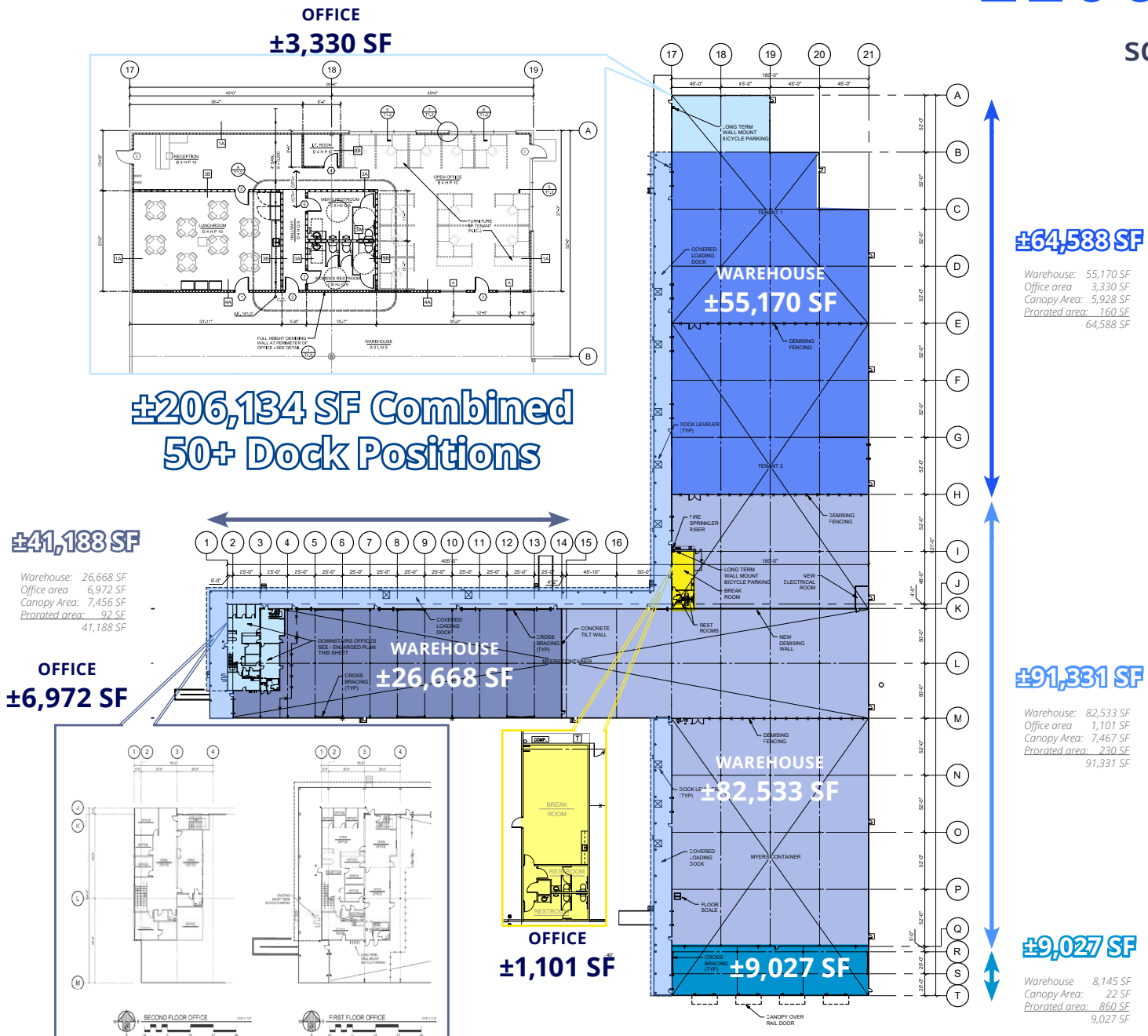
Property Details

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



Building Photos



Building Photos



Corporate Neighbors



Submarket Connectivity



For more information, contact:

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