

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.

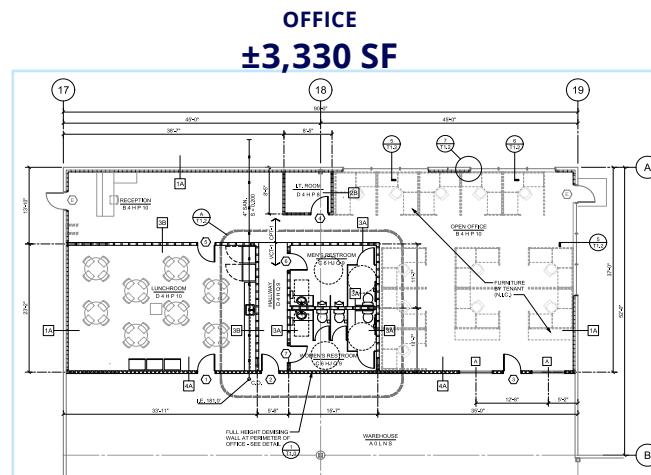
Property Details

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

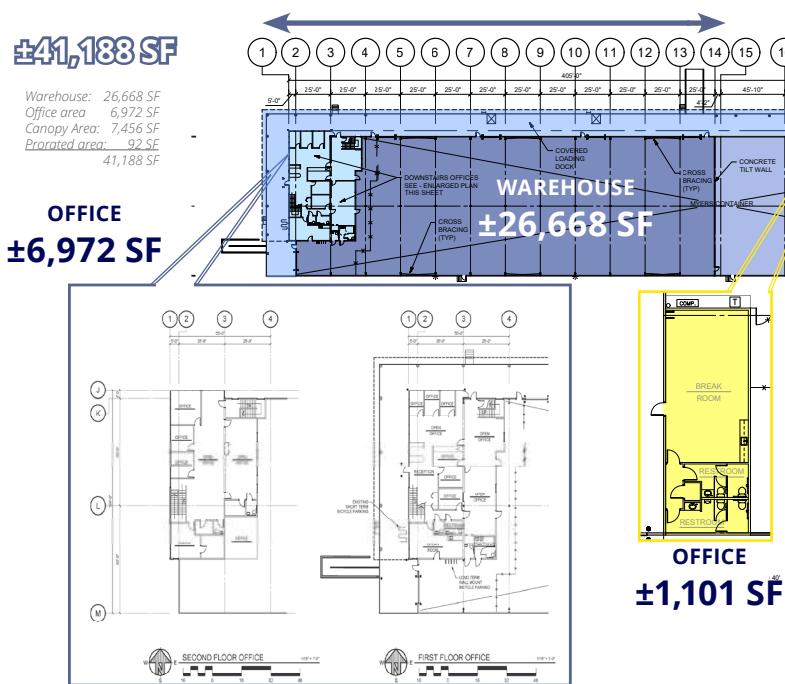
Building Plan

±206,136

square feet
available

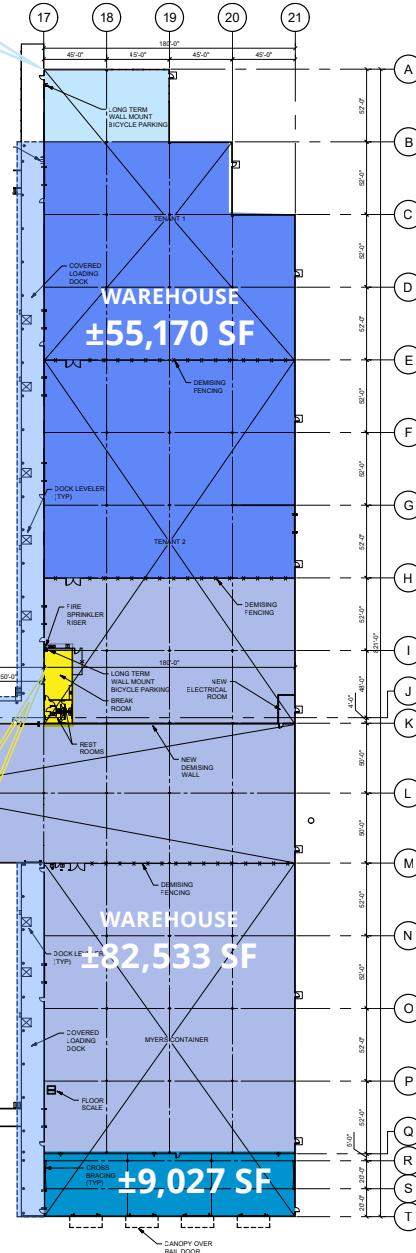


**±206,134 SF Combined
50+ Dock Positions**



±64,588 SF

Warehouse: 55,170 SF
 Office area 3,330 SF
 Canopy Area: 5,928 SF
Prorated area: 160 SF
64,588 SF



±91,331 SF

*Warehouse: 82,533 SF
Office area 1,101 SF
Canopy Area: 7,467 SF
Prorated area: 230 SF
91,331 SF*

±9,027 SF

Warehouse 8,145 SF
Canopy Area: 22 SF
Prorated area: 860 SF
9,027 SF

Available Yard & Divisibilities



Building Photos



Building Photos



Corporate Neighbors



Submarket Connectivity



Distances

8 MILES	HILLSBORO AIRPORT	
4.8 MILES	DOWNTOWN HILLSBORO	
6.7 MILES	INTEL JONES FARM	
11 MILES	INTEL RONLER ACRES	
0.2 MILES	HIGHWAY 8	
10 MILES	HIGHWAY 26	

For more information, contact:

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