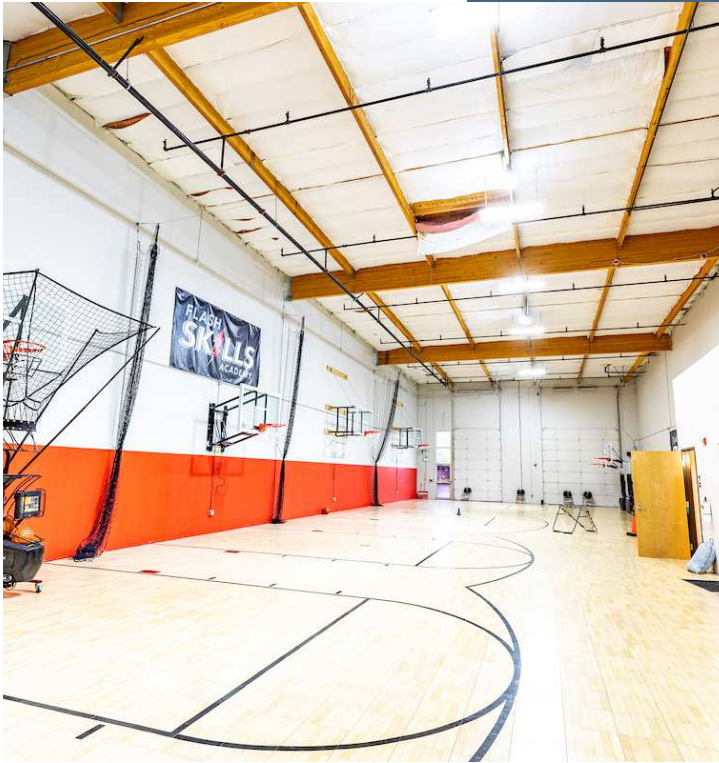


PROPERTY SUMMARY

FOR LEASE | APPROXIMATELY ±4,850 SF FLEX SPACE
1400 NE 48TH AVE SUITE 1600, HILLSBORO, OR 97124



PROPERTY DESCRIPTION

Unique 4,850 SF flex space with two grade level rollup doors plus two loading docks with rollup doors. Currently used as basketball training facility with sport court. Plenty of off-street parking.

LOCATION DESCRIPTION

This space is located in the heart of Hillsboro with close proximity to Hwy 26, making for an easy commute. Costco is directly across the street and Intel is just 1.6 miles away. Both Orenco Station and Tanasbourne Mall are minutes down the road.

PROPERTY HIGHLIGHTS

- End-cap flex space
- Current buildout: basketball court
- Potential uses: gym, warehouse, flex, production, manufacturing, shipping
- Open floorplan

OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (MG)
Available SF:	4,850 SF
Lot Size:	121,095 SF
Building Size:	49,058 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	375	1,000	4,509
Total Population	891	2,335	10,069
Average HH Income	\$117,877	\$118,580	\$155,077

MARISSA LEE

Commercial Broker
Marissa@CommercialRENW.com
971.280.2222

DENISE BROHOSKI

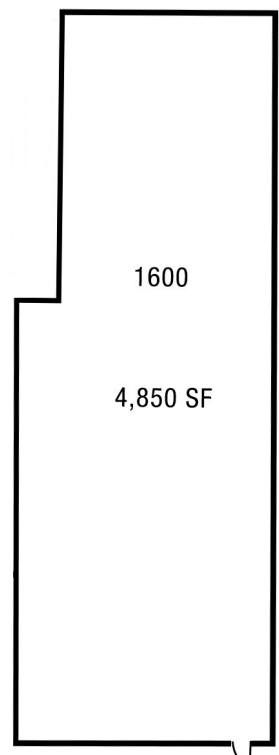
Owner - Commercial Real Estate NW
Principal Broker - OR & WA
Denise@CommercialRENW.com
503.309.5106

Commercial Real Estate NW
7320 SW Hunziker St. Ste. 203
Tigard, OR 97223
CommercialRENW.com



ADDITIONAL PHOTOS

FOR LEASE | APPROXIMATELY ±4,850 SF FLEX SPACE
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Commercial Broker
Marissa@CommercialRENW.com
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DENISE BROHOSKI
Owner - Commercial Real Estate NW
Principal Broker - OR & WA
Denise@CommercialRENW.com
503.309.5106

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ALLOWABLE USES

FOR LEASE | APPROXIMATELY ±4,850 SF FLEX SPACE
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Allowable Uses

This property is zoned Industrial Park (I-P). The following are the Allowed Uses and Limited/Conditional Uses that the City would accept for the future owner of this property.

The I-P zone implements the Industrial Comprehensive Plan designation in the City’s newer industrial areas, providing opportunities for all types of industrial service, manufacturing, warehouse and wholesale uses, and limited opportunities for convenient service and office commercial uses.

To learn more about this zoning, visit:

https://library.qcode.us/lib/hillsboro_or/pub/municipal_code/item/chapter_12-subchapter_12_25-12_25_210

Specific allowable uses include the following:

Allowed	Limited/Conditional
Eating and Drinking Establishments	Household Living
Office	Commercial Lodging
Retail Products & Services	Indoor Commercial Recreation
Industrial Service	Educational Services
Warehouse and Freight Movement	Colleges & Universities
Wholesale Sales	Major Assembly Facilities
Public Safety Facilities	Parks and Open Space
Manufacturing and Production	

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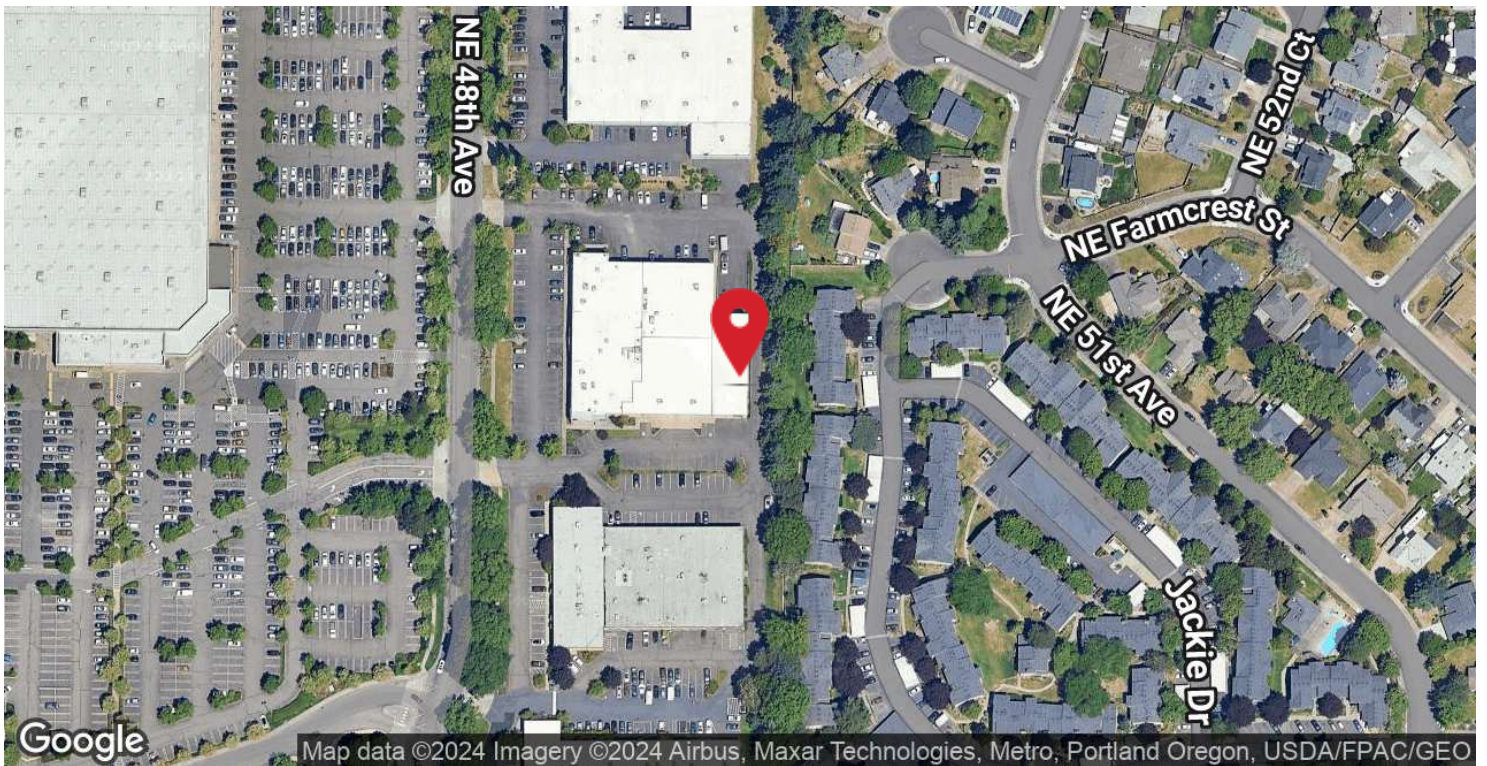
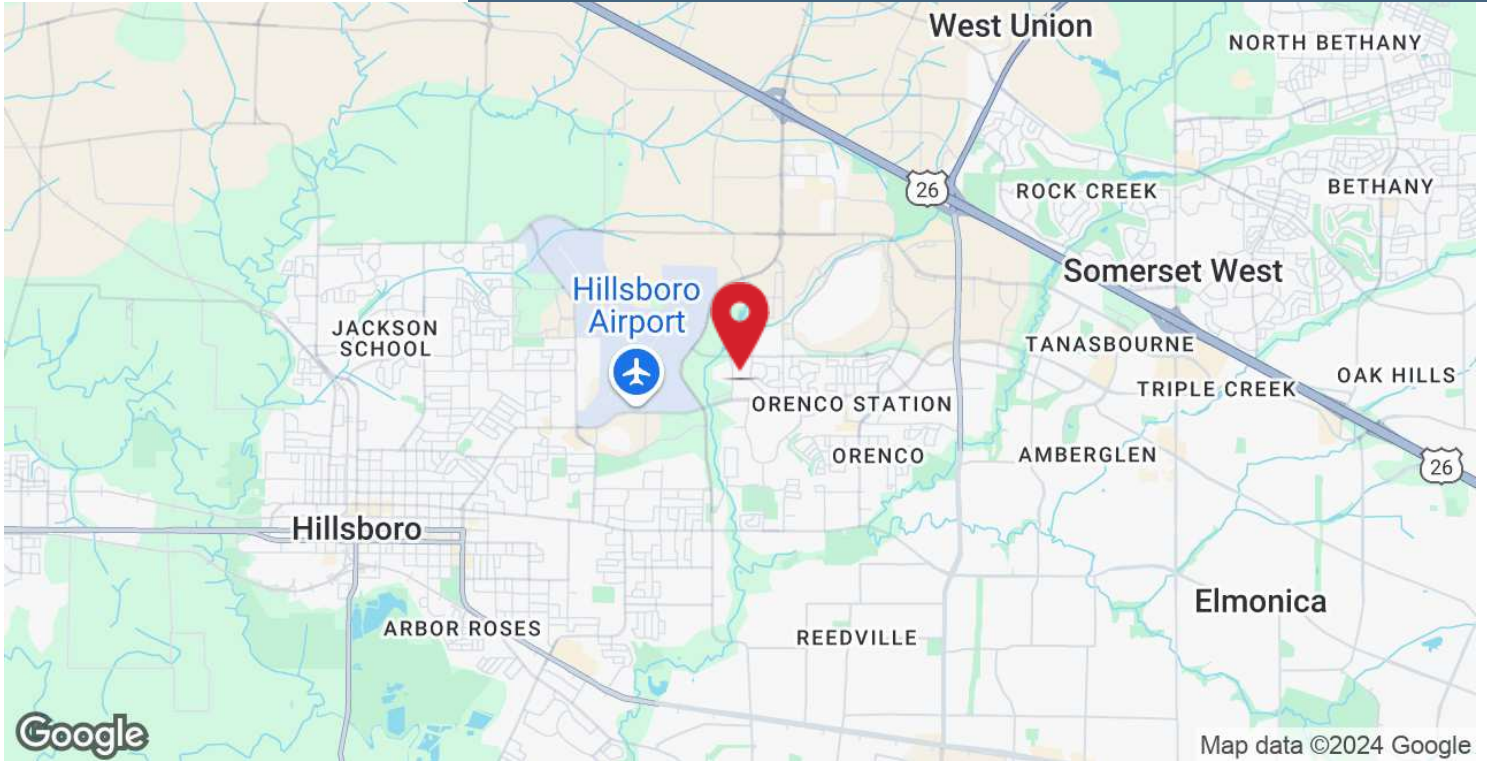
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LOCATION MAP

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1400 NE 48TH RETAILER MAP

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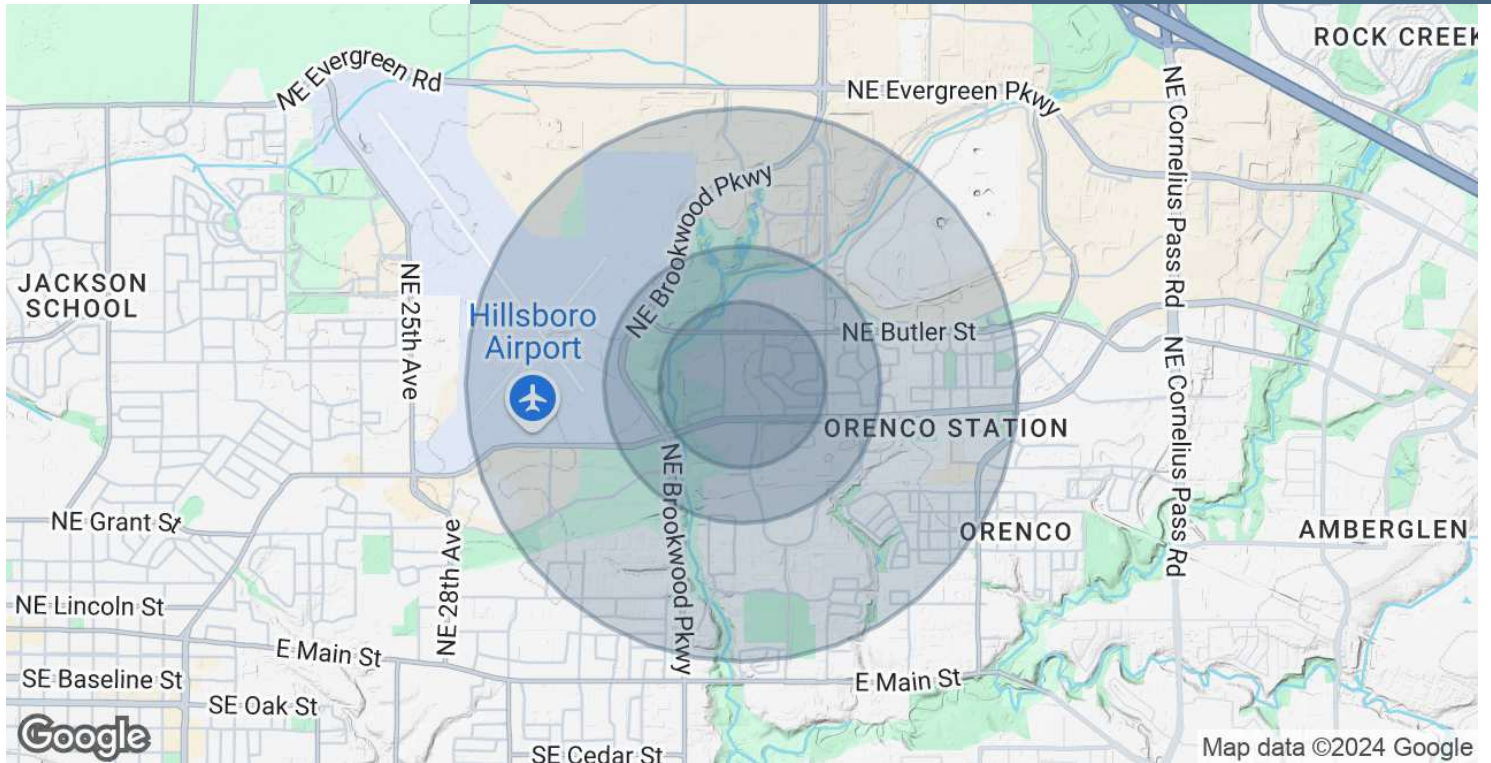
Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies, Metro, Portland Oregon, USDA/FPAC/GEO

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	891	2,335	10,069
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	41	40	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	375	1,000	4,509
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$117,877	\$118,580	\$155,077
Average House Value	\$623,989	\$621,665	\$601,270

Demographics data derived from AlphaMap

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