

JACKSON SOUTH CORPORATE PARK

1205-1297 NORTHEAST EVERGREEN ROAD, HILLSBORO, OR 97124

FOR SALE OR LEASE

32.07 AC CAMPUS LAND SALE ALSO AVAILABLE



RENDERING OF SITE

DEVELOPED BY:

Trammell Crow Company

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All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

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Jackson South Corporate Park is a new construction industrial development in Hillsboro, Oregon, available for lease or sale. Four buildings are planned for speculative construction. The site plan can be modified to accommodate built-to-suits, campus users, or outright land sales. Contact brokers for details.

THE HIGHLIGHTS

- Estimated construction start of Q2 2027
- Estimated completion of Q2 2028
- Building sale and lease opportunities
- Build-to-suits available
- Campus land sale available
- LEED Silver Certification
- Close proximity to major industries including semiconductor, data center, biotech, logistics, and more.
- Entire site is located in the Enterprise Zone.

Allowed uses including but not limited to:



MEP/CONTRACTOR



WHOLESALE
SALES



MANUFACTURING



SEMICONDUCTOR



RESEARCH &
DEVELOPMENT



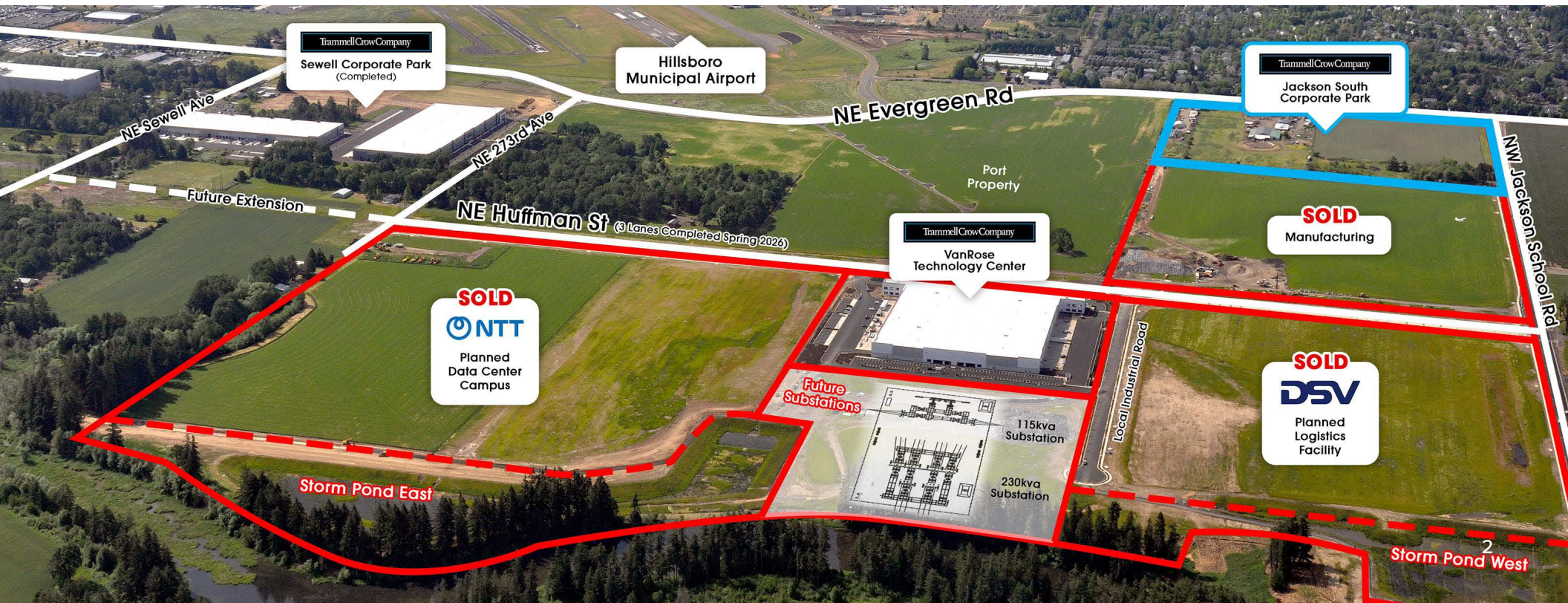
FOOD PRODUCTION



BIOTECH



CORPORATE
HEADQUARTERS



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THE DETAILS

- Pricing: Contact Brokers
- Available SF: 40,000 - 577,800 SF
- Site area: 32.07 acres
- Zoning: IS (Industrial Sanctuary – City of Hillsboro) and Enterprise Zone
- Occupancy: Q2 2028
- Adjacent roadways: NE 25th St, NW Jackson School Rd, NE Evergreen Rd
- Concrete tilt construction
- The entire site is also available as a land sale or improved land sale

BUILDING A 114,520 SF

Site Area:	±6.53 AC
Building Depth:	280'
Clear Height:	32'
Parking:	142 Auto Spaces (1.24/1,000)
Dock Doors:	23

BUILDING B 158,760 SF

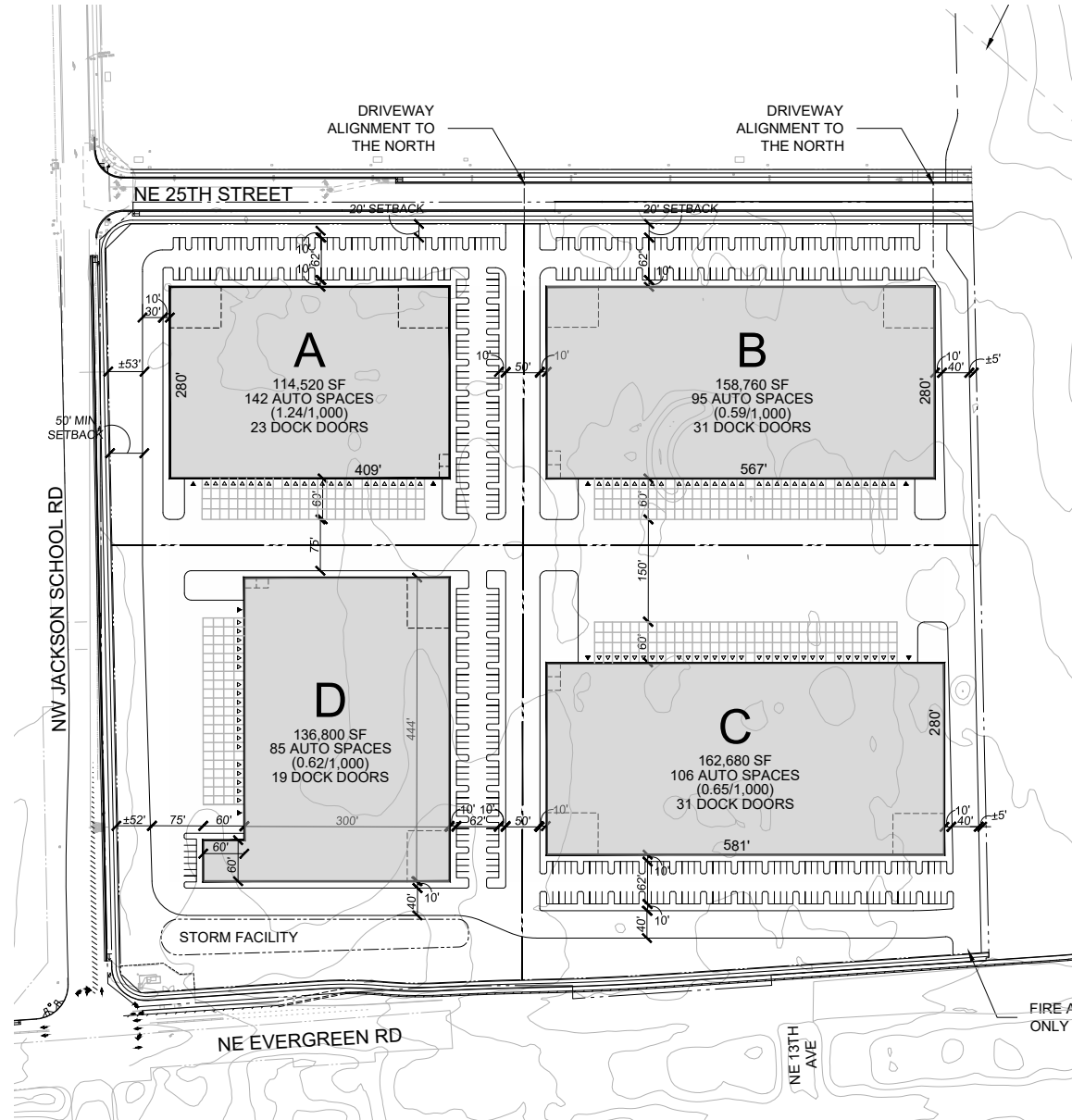
Site Area:	±7.11 AC
Building Depth:	280'
Clear Height:	32'
Parking:	95 Auto Spaces (0.59/1,000)
Dock Doors:	31

BUILDING C 162,680 SF

Site Area:	±9.66 AC
Building Depth:	280'
Clear Height:	32'
Parking:	106 Auto Spaces (0.65/1,000)
Dock Doors:	31

BUILDING D 136,800 SF

Site Area:	±8.78 AC
Building Depth:	300'
Clear Height:	32'
Parking:	85 Auto Spaces (0.62/1,000)
Dock Doors:	19



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THE DEVELOPMENT TEAM

Trammell Crow Company

Trammell Crow Company (TCC) is a global commercial real estate developer and wholly-owned subsidiary of CBRE Group, Inc. (NYSE:CBRE), a Fortune 500 and S&P 500 company headquartered in Dallas. Founded in 1948, TCC has developed or acquired nearly 2,900 buildings valued at \$75 billion and over 655 million square feet. As of June 30, 2024, TCC had \$18.8 billion of projects in process and \$13.1 billion in its pipeline. With more than 625 employees throughout the United States and Europe, the company serves users of and investors in office, industrial/logistics, healthcare, life sciences and mixed-use projects, as well as multi-family residential through its operating subsidiary High Street Residential. For more information visit www.TrammellCrow.com.



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