

163 SW Freeman Ave, Suite C

HILLSBORO, OR 97123



FOR LEASE

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 **MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

FOR LEASE

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OFFERING SUMMARY

Lease Rate:	\$1.00 SF/month (NNN)
Building Size:	20,000 SF
Available SF:	5,000 - 15,000 SF
Office Space:	Approx. 900 SF
Lot Size:	79,646 SF
Year Built:	1976
Zoning:	I-G
Clear Height:	20'
Power:	3 Phase

PROPERTY OVERVIEW

This property features a versatile layout suited for a variety of industrial uses. It includes a spacious warehouse with grade-level loading and a well-maintained front office, offering an ideal setup for businesses to thrive.

PROPERTY HIGHLIGHTS

- Fully Fenced and Paved Lot With Power Gate
- NEW Gas Heater
- Grade Loading
- 24 Hour DVR Surveillance System
- Minimal Column Spacing
- Clean Office Space (approx. 900 SF)
- Extra Mezzanine Space



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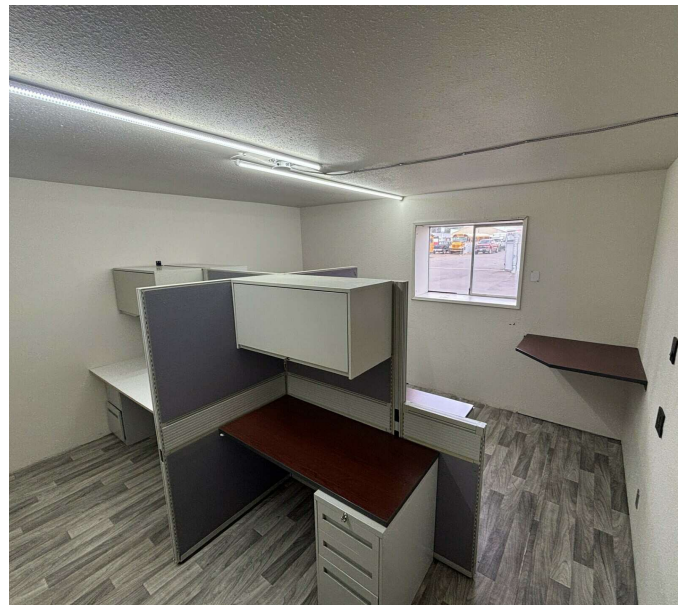
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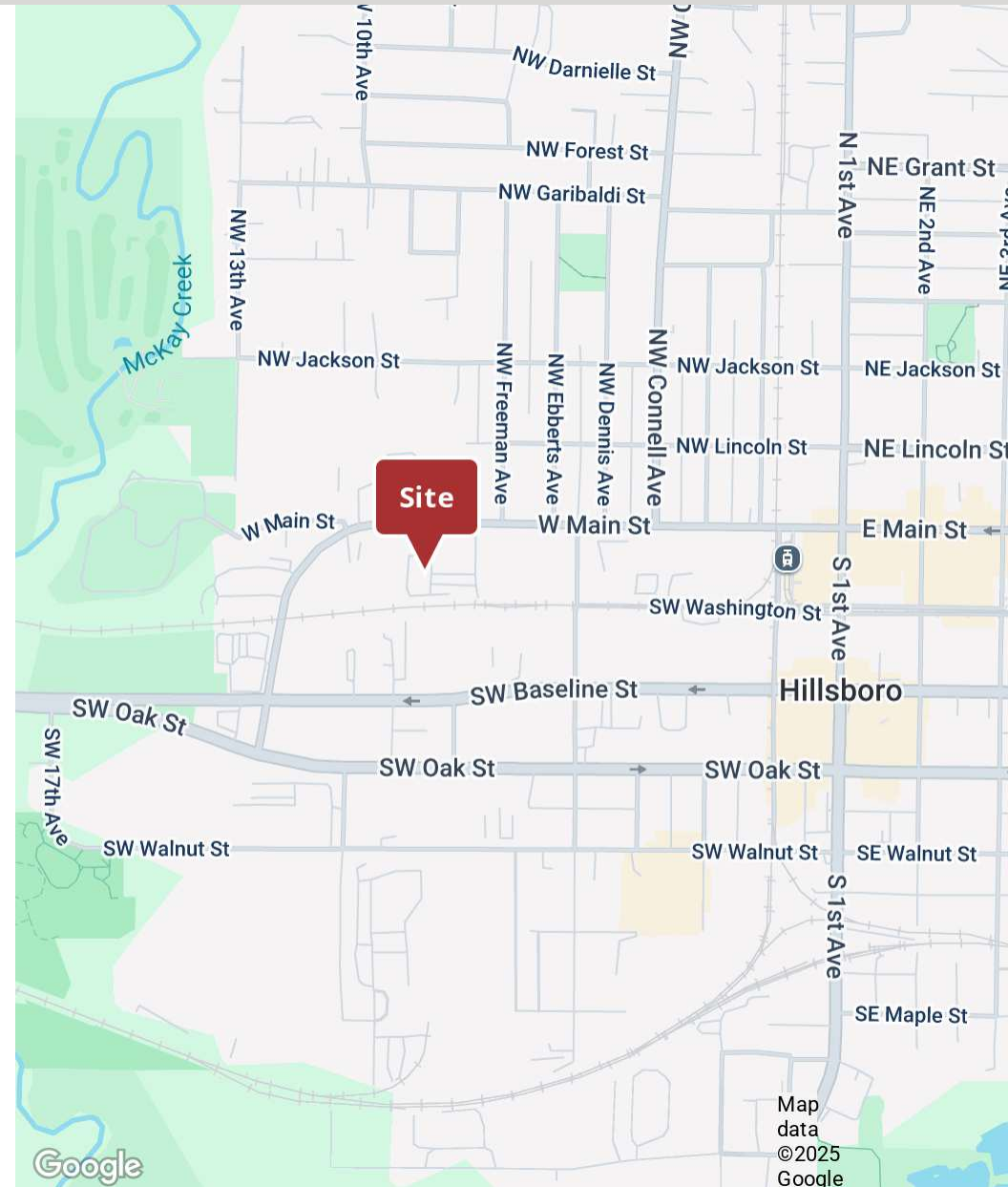
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Extra Outdoor Storage Space



LOCATION OVERVIEW

This prime location offers convenient access to nearby industrial zones and the vibrant tech sector, making it highly appealing for businesses seeking a strategic base. Its close proximity to Intel and the surrounding industrial hub provides an ideal setting for companies aiming to establish or expand their presence in a thriving economic area.



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