

# 163 SW Freeman Ave, Suite C

HILLSBORO, OR 97123



FOR LEASE

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**MACADAM  
FORBES**  
COMMERCIAL REAL ESTATE SERVICES

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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



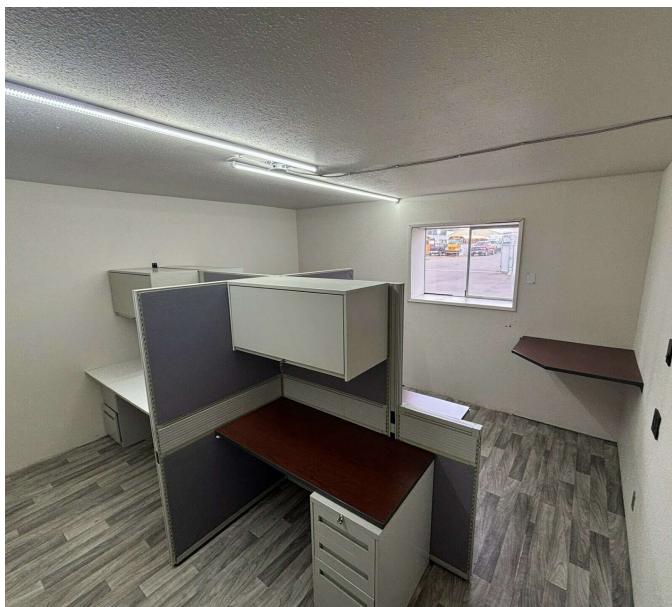
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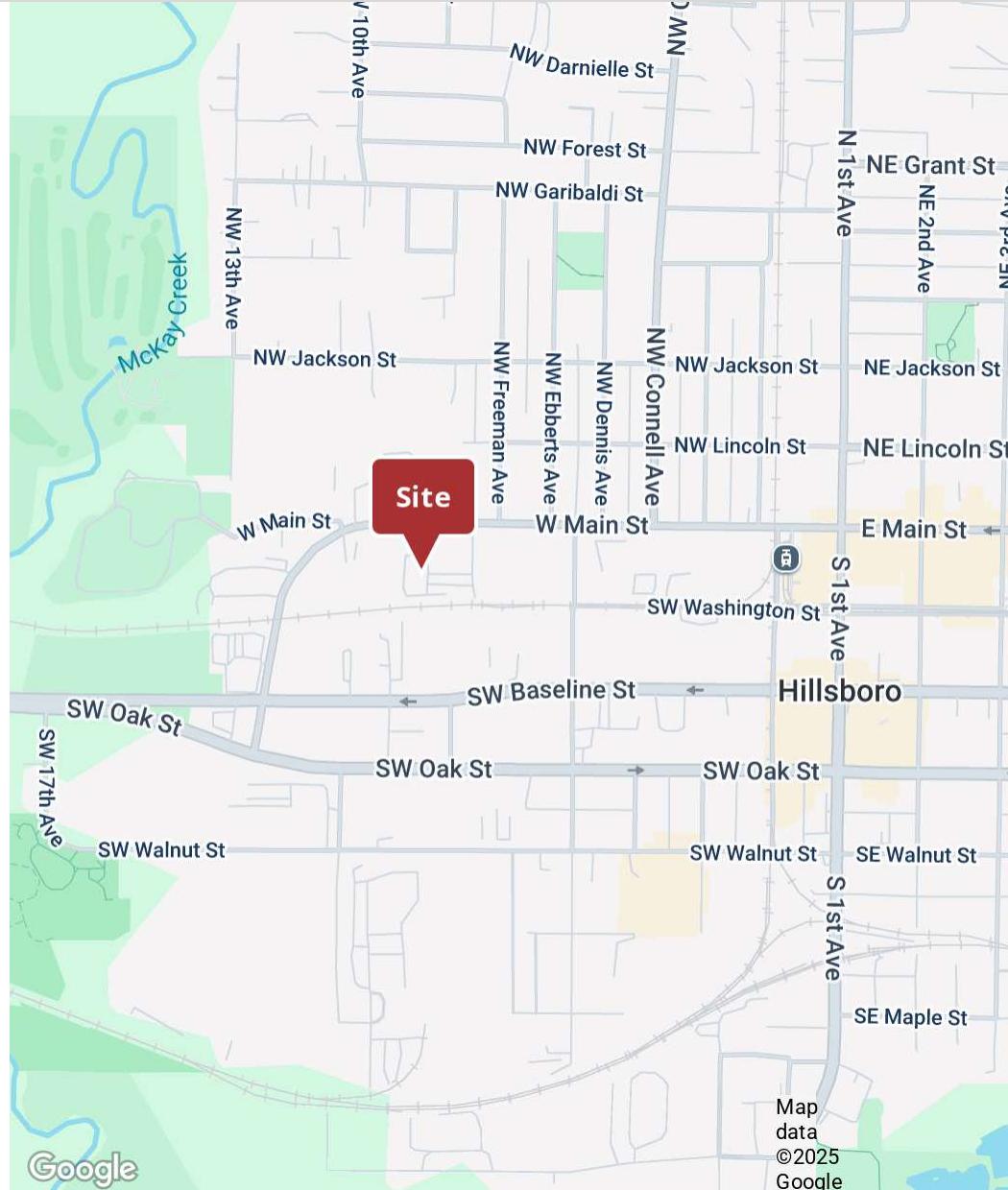
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Extra Outdoor Storage Space



## 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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