

# SEWELL CORPORATE PARK

4630 NW 273RD AVENUE - 4915 NE SEWELL AVENUE  
HILLSBORO, OR 97124

NOW COMPLETED



 **DRONE VIDEO**  
PHASE II PAN TO PHASE I

DEVELOPED BY:

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# SEWELL CORPORATE PARK

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Sewell Corporate Park is a new-construction industrial development with ample loading and parking, located in the heart of Hillsboro's technology corridor. There is flexibility in size and configuration depending on a user's need.

Allowed uses including but not limited to:



DATA CENTERS



LOGISTICS



MANUFACTURING



SEMICONDUCTOR



RESEARCH & DEVELOPMENT



FOOD PRODUCTION



BIOTECH



CORPORATE HEADQUARTERS

## THE HIGHLIGHTS

- Only 2025 speculative delivery of its size in Hillsboro
- Building Sale and Lease opportunities
- Hillsboro municipal utilities
- Clear height: 36' for Building 2 and 32' for Building 1
- LEED Silver Certification
- The next development on the path of progress in the North Hillsboro Industrial District
- Close proximity to nearby industries including chip-makers, data centers, and pharmaceuticals
- Entire site is in the Enterprise Zone which can create tax benefits for qualified users. Details can be found on the [Hillsboro City Website](#).



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## THE DETAILS

- Pricing: Contact Broker
- Site area: 24 acres
- Zoning: IS (Industrial Sanctuary – City of Hillsboro)
- Nearby roadways: Evergreen Rd, Jackson School Rd, Huffman Rd, Highway 26, Brookwood Pkwy
- Power provider: PGE
- Utilities: Hillsboro municipal utilities
- LEED certified project

### BUILDING 1

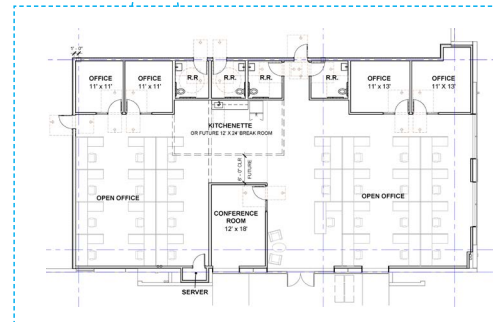
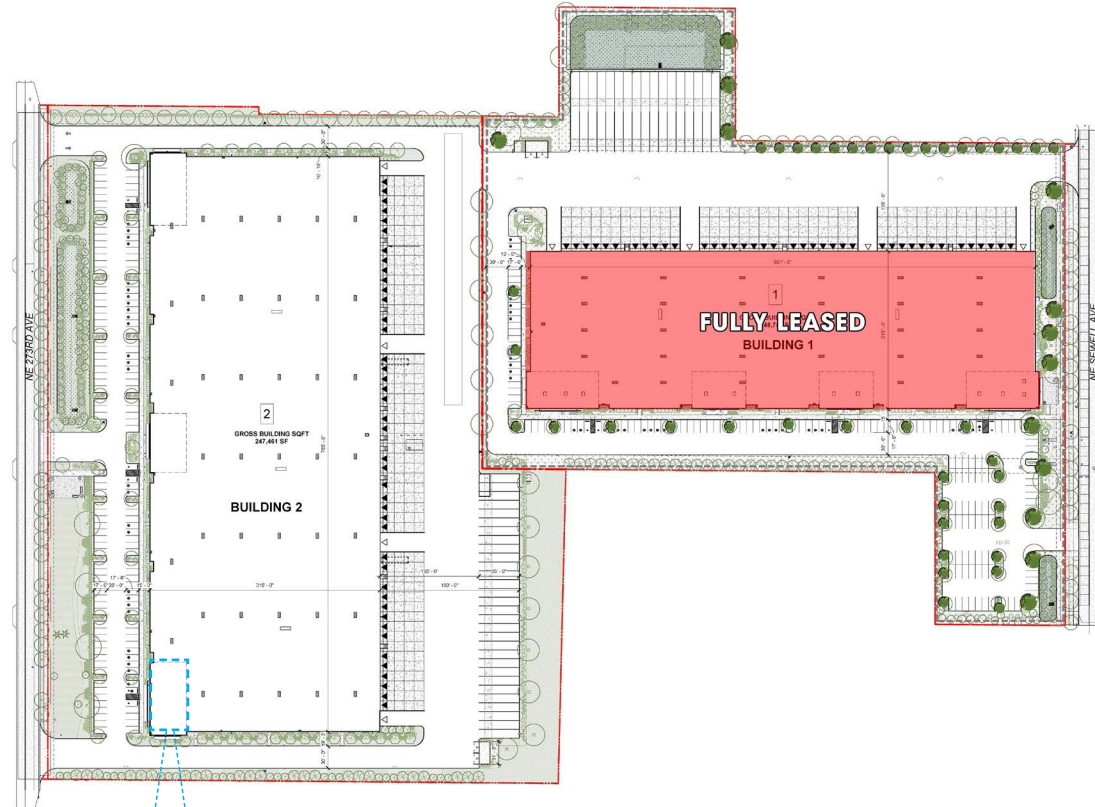
148,751 SF

Remaining Available Space:	Fully Leased
Auto Parking:	160
Trailer Parking:	23
Dock Doors:	38
Grade Doors:	4
Column Spacing:	54'
Clear Height:	32'
Power:	3-Phase, 1 x 3000 amp service
Land Area:	9 acres

### BUILDING 2

247,461 SF

Auto Parking:	137
Trailer Parking:	30
Dock Doors:	44
Grade Doors:	4
Column Spacing:	54'
Clear Height:	36'
Power:	3-Phase, 1 x 3000 amp service
Land Area:	15 acres
Existing Spec Office:	4,240 SF

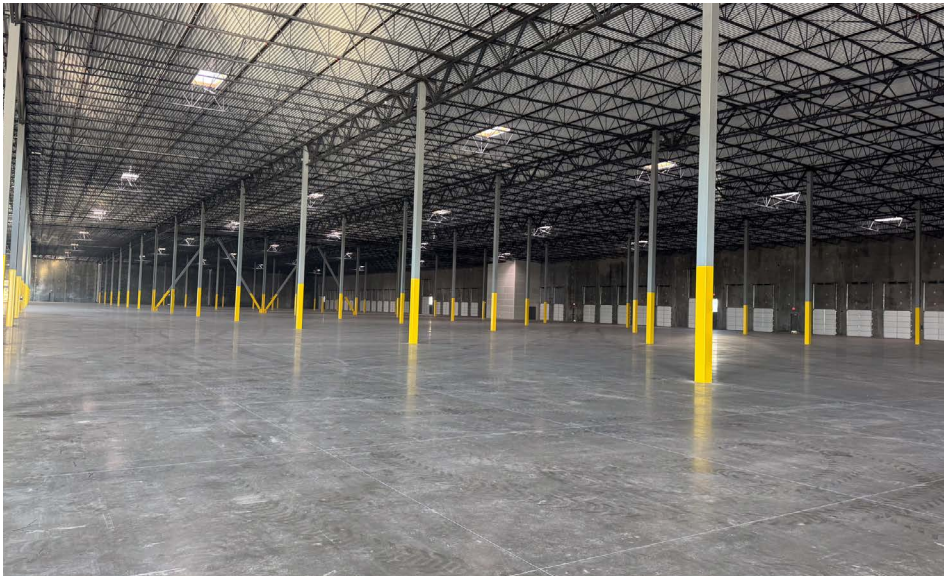


SPEC OFFICE COMPLETED



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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](http://www.TrammellCrow.com).



### GXO LOGISTICS BTS | HILLSBORO, OR

