



MAX
Station

MAX Blue Line

8.38 Acres

For Sale/BTS

Call for Pricing

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West Park IV

5542 NE Elam Young Parkway
Hillsboro, OR 97124

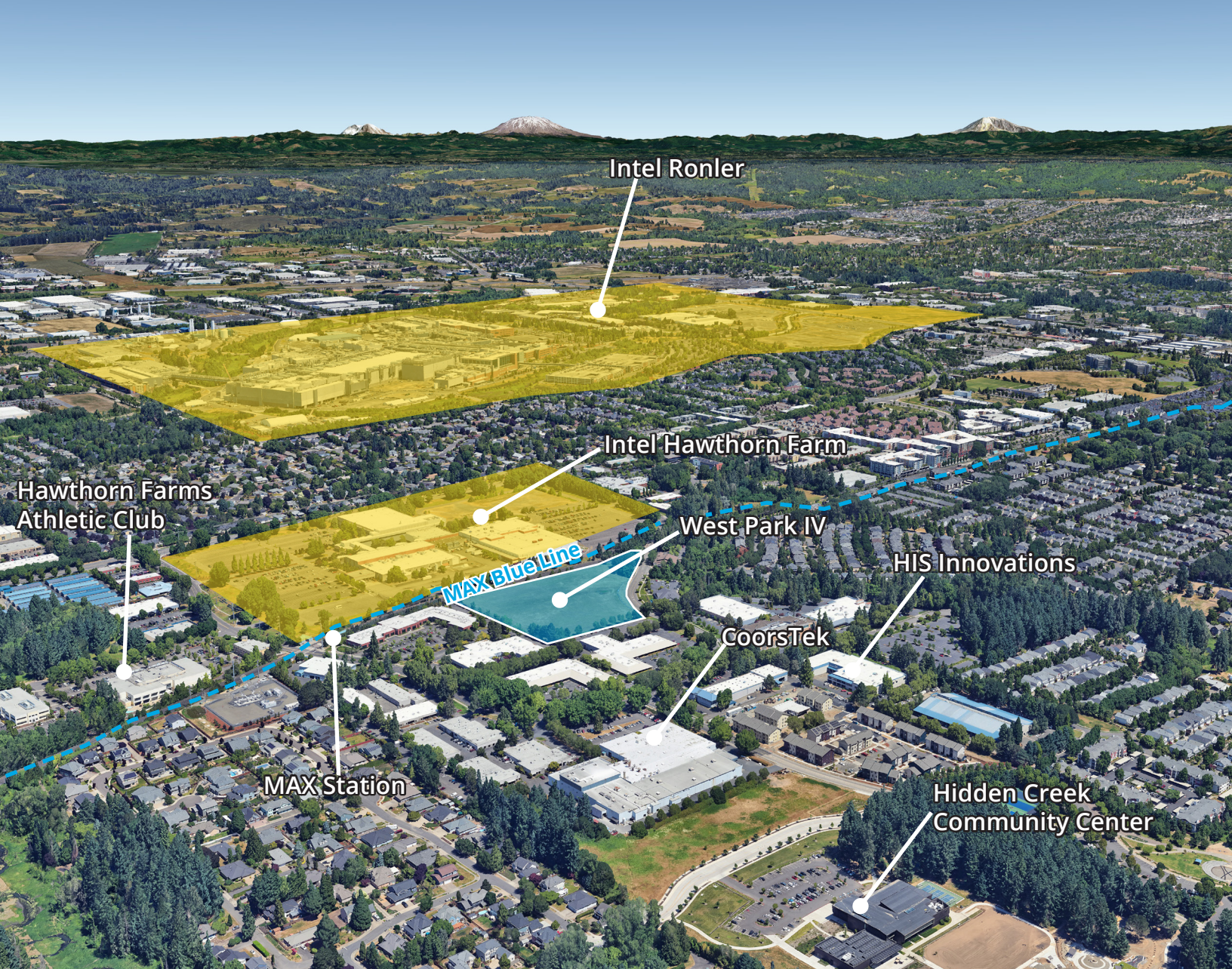
The Property

- Flat level site with utilities in place
- Zoned Station Community Business Park (SCBP), provides for light industrial and industrial service uses
- FAR: 0.35 supporting 127,000 SF building

Location

- Part of Hawthorn Farm Industrial Park
- Neighbors include Intel, Lattice Semiconductor, HIS Innovations and CoorsTek
- Walking distance to MAX Hawthorn Farm Station, Hawthorn Farm Athletic Club, child care and food services

Accelerating success.



8.38 Acres



Located on the TriMet
Max Blue Line - 600
feet from the Hawthorn
Transit Station



Directly
adjacent to Intel
Hawthorn Farm



Zoned SCBP



2-4 Story
development
options



Close to the Hillsboro
Airport





Area Amenities

- | | |
|-------------------------------------|-------------------------------|
| 1 Costco & Costco Gas Station | 1 McDonald's |
| 2 Hawthorn Farm Athletic Club & Spa | 2 Chipotle Mexican Grill |
| 3 Fedex Office | 3 Yuki Japanese |
| 4 Holiday Inn | 4 Swagat Indian Cuisine |
| 5 New Seasons | 5 Salam Persian |
| 6 Learning Years Day School | 6 Panera Bread |
| 7 Umpqua Bank | 7 BJ's Restaurant & Brewhouse |
| 8 Walgreens | 8 Starbucks |
| 9 WinCo Foods | 9 Copper River Restaurant |
| 10 Kohl's | 10 Burger King |
| 11 SpringHill Suites by Marriott | 11 La Provence Boulangerie |

Orenco Station

High density residential, boutique retail, restaurants, personal & professional services

Crossroads at Orenco Station

Anchored retail, restaurants, banking, hotel, fuel station

Alta Survey

5542 NE Elam Young Parkway

A.L.T.A./N.S.P.S. LAND TITLE SURVEY
 A PORTION OF LOT 23 THE PLAT OF "HAWTHORN FARM INDUSTRIAL PARK NO. 2"
 LOCATED IN THE NW 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 2 WEST, WILLAMETTE MERIDIAN,
 CITY OF HILLSBORO, WASHINGTON COUNTY, OREGON

DATE OF FIELD WORK: MAY 23, 2019



GENERAL NOTES:

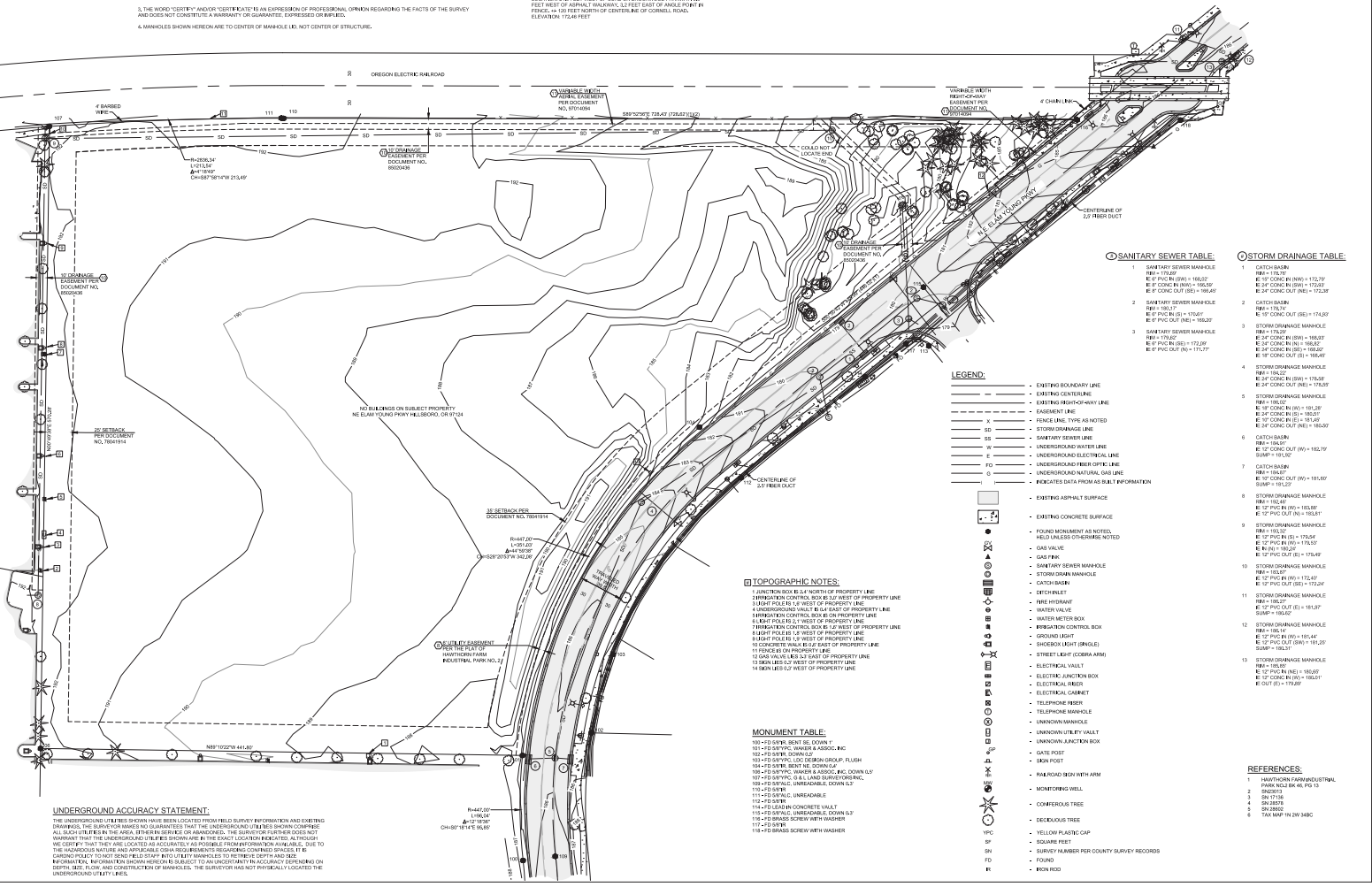
1. THE LEGAL DESCRIPTION AND EXCEPTIONS SHOWN HEREON ARE BASED ON THE COMMENT FOR TITLE INSURANCE ISSUED BY HILSBORO NATIONAL TITLE COMPANY OF OREGON ORDER NO. 16-111836-28, EFFECTIVE DATE APRIL 4, 2016.
2. THE PROPERTY HAS NO DIRECT PHYSICAL ACCESS TO THE ELAM YOUNG PARKWAY, DENIAL A DESIGNATED PUBLIC STREET.
3. THE WORD "CERTAIN" AND/OR "CERTIFICATE" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
4. MARKERS SHOWN HEREON ARE TO CENTER OF MARKER, NOT CENTER OF STRUCTURE.

DATUM:

ELEVATION DATUM: CITY OF HILLSBORO
 BENCHMARK: 205, LEFT OF HILLSBORO BRASS BENCH MARK (BKM)
 STAMPED 205, SET IN CONCRETE
 LOCATION: 14.2 FEET WEST OF CURB ON BROWNWOOD PARKWAY, 12.5 FEET WEST OF ASPHALT WALKWAY, 12 FEET EAST OF ANGLE POINT IN FINCH, 40 FEET WEST OF CENTERLINE OF CORNELL ROAD.
 ELEVATION: 17246 FEET

BASIS OF BEARINGS:

BASIS OF BEARINGS WAS DERIVED FROM FOUND AND HELD MONUMENTS, AS SOUTH-CHEMISTRY PER SURVEY NO. 2378, WASHINGTON COUNTY SURVEY RECORDS, AS BROWN HESSEON.



SANITARY SEWER TABLE:

NO.	DESCRIPTION	MARKER	INVERT	OUTLET
1	SANITARY SEWER MANHOLE	RM = 17242P	17242P	17242P
2	SANITARY SEWER MANHOLE	RM = 17242P	17242P	17242P
3	SANITARY SEWER MANHOLE	RM = 17242P	17242P	17242P
4	STORM DRAINAGE MANHOLE	RM = 17242P	17242P	17242P
5	STORM DRAINAGE MANHOLE	RM = 17242P	17242P	17242P
6	STORM DRAINAGE MANHOLE	RM = 17242P	17242P	17242P
7	STORM DRAINAGE MANHOLE	RM = 17242P	17242P	17242P
8	STORM DRAINAGE MANHOLE	RM = 17242P	17242P	17242P
9	STORM DRAINAGE MANHOLE	RM = 17242P	17242P	17242P
10	STORM DRAINAGE MANHOLE	RM = 17242P	17242P	17242P
11	STORM DRAINAGE MANHOLE	RM = 17242P	17242P	17242P
12	STORM DRAINAGE MANHOLE	RM = 17242P	17242P	17242P
13	STORM DRAINAGE MANHOLE	RM = 17242P	17242P	17242P
14	STORM DRAINAGE MANHOLE	RM = 17242P	17242P	17242P
15	STORM DRAINAGE MANHOLE	RM = 17242P	17242P	17242P

STORM DRAINAGE TABLE:

NO.	DESCRIPTION	MARKER	INVERT	OUTLET
1	CATCH BASIN	RM = 17242P	17242P	17242P
2	STORM DRAINAGE MANHOLE	RM = 17242P	17242P	17242P
3	STORM DRAINAGE MANHOLE	RM = 17242P	17242P	17242P
4	STORM DRAINAGE MANHOLE	RM = 17242P	17242P	17242P
5	STORM DRAINAGE MANHOLE	RM = 17242P	17242P	17242P
6	STORM DRAINAGE MANHOLE	RM = 17242P	17242P	17242P
7	STORM DRAINAGE MANHOLE	RM = 17242P	17242P	17242P
8	STORM DRAINAGE MANHOLE	RM = 17242P	17242P	17242P
9	STORM DRAINAGE MANHOLE	RM = 17242P	17242P	17242P
10	STORM DRAINAGE MANHOLE	RM = 17242P	17242P	17242P
11	STORM DRAINAGE MANHOLE	RM = 17242P	17242P	17242P
12	STORM DRAINAGE MANHOLE	RM = 17242P	17242P	17242P
13	STORM DRAINAGE MANHOLE	RM = 17242P	17242P	17242P
14	STORM DRAINAGE MANHOLE	RM = 17242P	17242P	17242P
15	STORM DRAINAGE MANHOLE	RM = 17242P	17242P	17242P

LEGEND:

- EXISTING BOUNDARY LINE
- EXISTING RIGHT-OF-WAY LINE
- EASEMENT LINE
- CONCRETE LINE (TYPE AS NOTED)
- STORM DRAINAGE LINE
- SANITARY SEWER LINE
- UNDERGROUND WATER LINE
- UNDERGROUND ELECTRICAL LINE
- UNDERGROUND RIVER/STREAM LINE
- UNDERGROUND NATURAL GAS LINE
- INDICATES DATA FROM AS-BUILT INFORMATION
- EXISTING ASPHALT SURFACE
- EXISTING CONCRETE SURFACE
- FOUND MONUMENT AS NOTED, HELD VALUES OTHERWISE NOTED
- VALVE
- GAS VALVE
- WATER VALVE
- WATER METER BOX
- PERGATION CONTROL BOX
- GROUND LIGHT
- UNDERGROUND LIGHT (SINGLE)
- STREET LIGHT (CROSS ARM)
- ELECTRICAL VALVE
- ELECTRIC JUNCTION BOX
- ELECTRICAL RIBBER
- ELECTRICAL CABINET
- TELEPHONE RIBBER
- TELEPHONE MARKER
- UNKNOWN MARKER
- UNKNOWN RIBBER VALVE
- UNKNOWN ANCHOR BOX
- GATE POST
- GRASS POST
- HARDWOOD SIGN WITH ARM
- MARKING MOUND
- CONIFEROUS TREE
- DECIDUOUS TREE
- RELIGIOUS PLANTING GAP
- SLURRY FOOT
- SURVEY NUMBER PER COUNTY SURVEY RECORDS
- FOUND
- IRON ROD

TOPOGRAPHIC NOTES:

1. CONCRETE VALVE IS 1/4 NORTH OF PROPERTY LINE
2. PERGATION CONTROL BOX IS 3/4 WEST OF PROPERTY LINE
3. GROUND LIGHT IS 1/4 WEST OF PROPERTY LINE
4. UNDERGROUND VALVE IS 1/4 EAST OF PROPERTY LINE
5. PERGATION CONTROL BOX IS ON PROPERTY LINE
6. GROUND LIGHT IS 1/4 WEST OF PROPERTY LINE
7. PERGATION CONTROL BOX IS 1/4 WEST OF PROPERTY LINE
8. GROUND LIGHT IS 1/4 WEST OF PROPERTY LINE
9. PERGATION CONTROL BOX IS 1/4 WEST OF PROPERTY LINE
10. GROUND LIGHT IS 1/4 WEST OF PROPERTY LINE
11. FOUND AS-BUILT PROPERTY LINE
12. GAS VALVE IS 1/4 EAST OF PROPERTY LINE
13. FOUND AS-BUILT PROPERTY LINE
14. FOUND AS-BUILT PROPERTY LINE

MONUMENT TABLE:

NO.	DESCRIPTION	MARKER	INVERT	OUTLET
101	101-102 S&P BENT SEE DOWN FL	RM = 17242P	17242P	17242P
102	102-103 S&P DOWN FL	RM = 17242P	17242P	17242P
103	103-104 S&P DOWN FL	RM = 17242P	17242P	17242P
104	104-105 S&P BENT NE DOWN FL	RM = 17242P	17242P	17242P
105	105-106 S&P S&L LAND SURVEYING	RM = 17242P	17242P	17242P
106	106-107 S&P UNREADABLE DOWN FL	RM = 17242P	17242P	17242P
107	107-108 S&P UNREADABLE DOWN FL	RM = 17242P	17242P	17242P
108	108-109 S&P UNREADABLE DOWN FL	RM = 17242P	17242P	17242P
109	109-110 S&P UNREADABLE DOWN FL	RM = 17242P	17242P	17242P
110	110-111 S&P UNREADABLE DOWN FL	RM = 17242P	17242P	17242P
111	111-112 S&P UNREADABLE DOWN FL	RM = 17242P	17242P	17242P
112	112-113 S&P UNREADABLE DOWN FL	RM = 17242P	17242P	17242P
113	113-114 S&P UNREADABLE DOWN FL	RM = 17242P	17242P	17242P
114	114-115 S&P UNREADABLE DOWN FL	RM = 17242P	17242P	17242P
115	115-116 S&P UNREADABLE DOWN FL	RM = 17242P	17242P	17242P
116	116-117 S&P UNREADABLE DOWN FL	RM = 17242P	17242P	17242P
117	117-118 S&P UNREADABLE DOWN FL	RM = 17242P	17242P	17242P
118	118-119 S&P UNREADABLE DOWN FL	RM = 17242P	17242P	17242P
119	119-120 S&P UNREADABLE DOWN FL	RM = 17242P	17242P	17242P

UNDERGROUND ACCURACY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND DRAWING INFORMATION. THE SURVEYOR HAS NOT GUARANTEED THAT THE UNDERGROUND UTILITIES SHOWN CORRESPOND TO THE ACTUAL UTILITIES. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE AT THE EXACT LOCATION INDICATED. ALTHOUGH THE SURVEYOR HAS MADE EVERY EFFORT TO LOCATE THE UTILITIES, THERE IS A POSSIBILITY OF UNLOCATED UTILITIES. THE HAZARDOUS NATURE AND AVAILABLE DATA REQUIREMENTS REGARDING CONFINED SPACES, IT IS ADVISED THAT THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES OR TO THE SURVEYOR OR TO ANY OTHER PERSONS OR PROPERTY. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

REFERENCES:

1. HAWTHORN FARM INDUSTRIAL PARK NO. 2, PLAT NO. 2378, WASHINGTON COUNTY SURVEY RECORDS
2. SA 1716
3. SA 1815
4. SA 1914
5. SA 2013
6. SA 2112





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