

# Three Single-Story Industrial/Office Buildings

339 NORTHEAST LINCOLN STREET, HILLSBORO, OR 97124

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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.

FOR SALE

 **MACADAM  
FORBES**  
COMMERCIAL REAL ESTATE SERVICES

# FOR SALE

339 Northeast Lincoln Street, Hillsboro, OR 97124



## PROPERTY DESCRIPTION

Three adjacent, single-story industrial/office buildings configured for single or multi-tenant occupancy.

**339 NE Lincoln St, Building 1** consists of a wood frame/vinyl siding warehouse GBA/NRA = 3,808 SF, built in 2001. Clear Height is 12' to 17.5'.

**333 NE Lincoln St, Building 2** consists of class C office and warehouse space of CMU construction, GBA/NRA = 2,936 SF, built in 1971.

**341 NE Lincoln St, Building 3** is a single-family residence built in 1940, which is utilized for office space. The building has a GBA/NRA of 1,064, bringing the total GBA/NRA of the entire site to 7,808.

## OFFERING SUMMARY

Sale Price:	\$1,700,000
Total Building Size:	7,808 SF
Building 1 Size:	3,808 SF
Building 2 Size:	2,936 SF
Building 3 Size:	1,064 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	453	1,343	4,835
Total Population	1,049	3,491	13,823
Average HH Income	\$94,273	\$105,784	\$106,869



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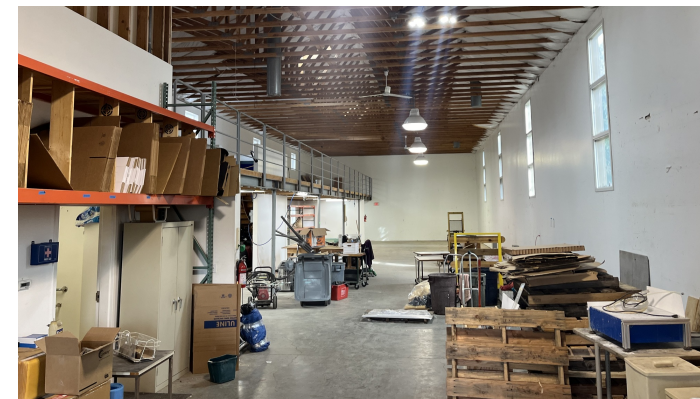
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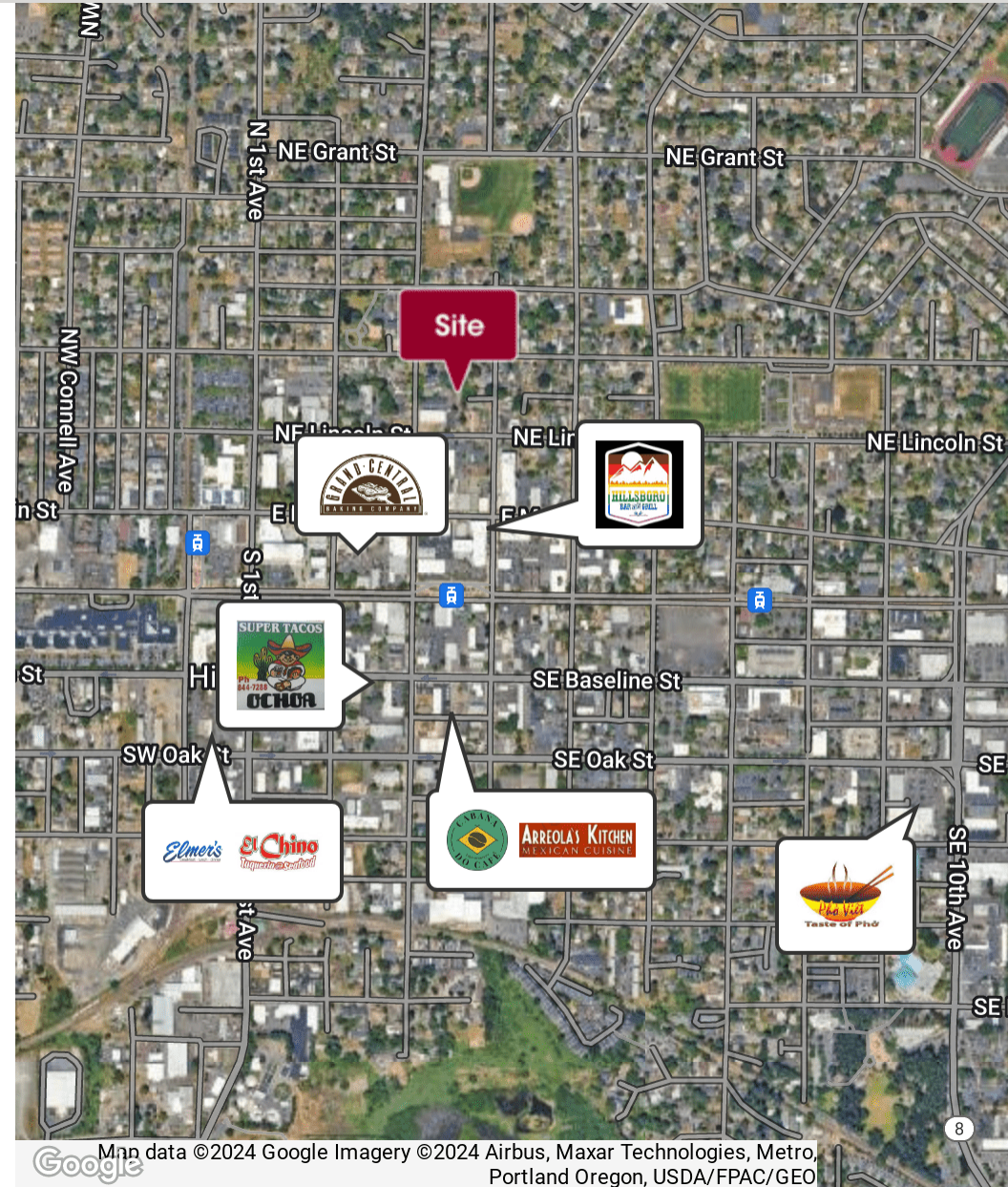
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## LOCATION DESCRIPTION

339 NE Lincoln Street finds itself located in the heart of downtown Hillsboro. Largely surrounded by a mix of single-family homes, apartment buildings, and small businesses, the property is postured to contribute to a growing urban center. A constituent of the Portland metropolitan area, Hillsboro is known for its vibrant community, diverse economy, and access to outdoor recreational activities.



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