

Industrial Corner Lot Alongside Highway 26

31345 NW BEACH ROAD, HILLSBORO, OR 97124



3D MODEL



PHOTO GALLERY

FOR SALE



Clayton Madey

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Licensed in OR

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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.

PROPERTY DESCRIPTION

Corner lot Industrial property with excellent access, visibility and frontage on Highway 26. The rural industrial zoning designation within Washington County allows for use of the existing property, or development of the site, as approved by the County. Allowable uses under a Type I, II, or III procedure at the County level include but are not limited to: Contractor's yard, telecomm facilities, forest products, lumber/sawmill, materials uses such as concrete and asphalt, special recreation.

The property has historically been used for seed processing and storage. One of the buildings is specialized for the seed industry, while most are metal warehouse buildings with power, allowing a wide array of possible uses.

The property is included in the study area for the contemplated North Plains UGB expansion. Ownership will also entertain offers on the basis of land development or joint venture on a case-by-case basis.

PROPERTY HIGHLIGHTS

- Corner lot
- Utility infrastructure in place
- 500+ feet of frontage on Highway 26
- 3-Phase power throughout
- [Zoning information](#)

OFFERING SUMMARY

Sale Price:	\$9,000,000 (\$82/SF)
Lot Size:	11.6 Acres
Building Size:	109,500 SF



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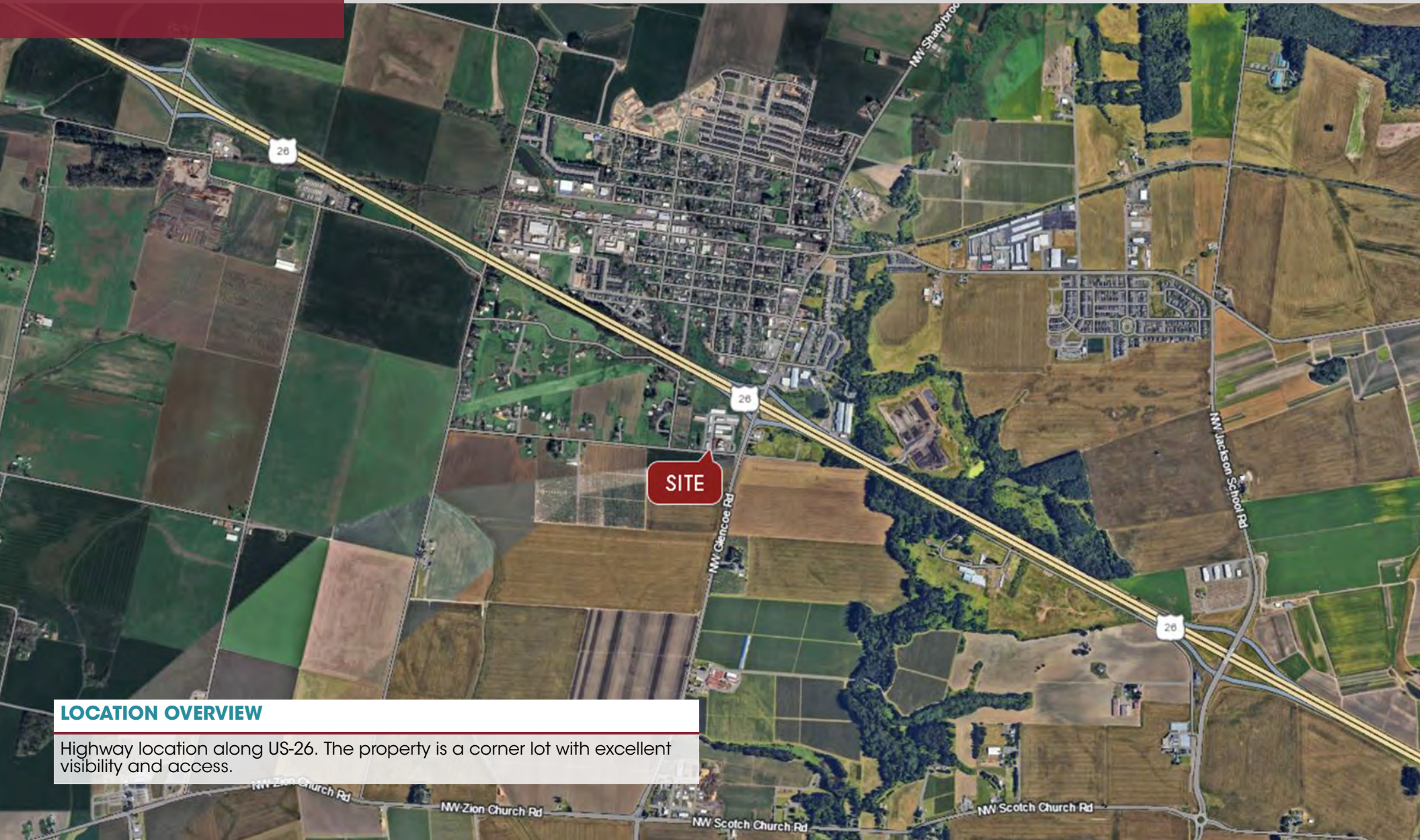
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LOCATION OVERVIEW

Highway location along US-26. The property is a corner lot with excellent visibility and access.



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