



**Sublease**

# 495 N Holladay Cornelius, OR 97113

### Overview

<b>Available Premises</b>	84,160 SF (1,102 Office SF) <i>Additional 58,500 SF for a total of 142,660 SF Available</i>
<b>Rental Rate</b>	Please call for rates
<b>Availability</b>	May 2025
<b>Term</b>	9/30/32
<b>Clear Height</b>	28-35 ft
<b>Power</b>	277/480V 600 Amps
<b>Sprinklers</b>	ESFR
<b>Dock Loading</b>	16 Doors
<b>Grade Loading</b>	1 Grade Level Door (12'x14')

### For more information:



**Sean Heaton**  
503.320.1961 mobile  
sheaton@cresa.com



**Sean Connors**  
503.886.8689 mobile  
sconnors@cresa.com



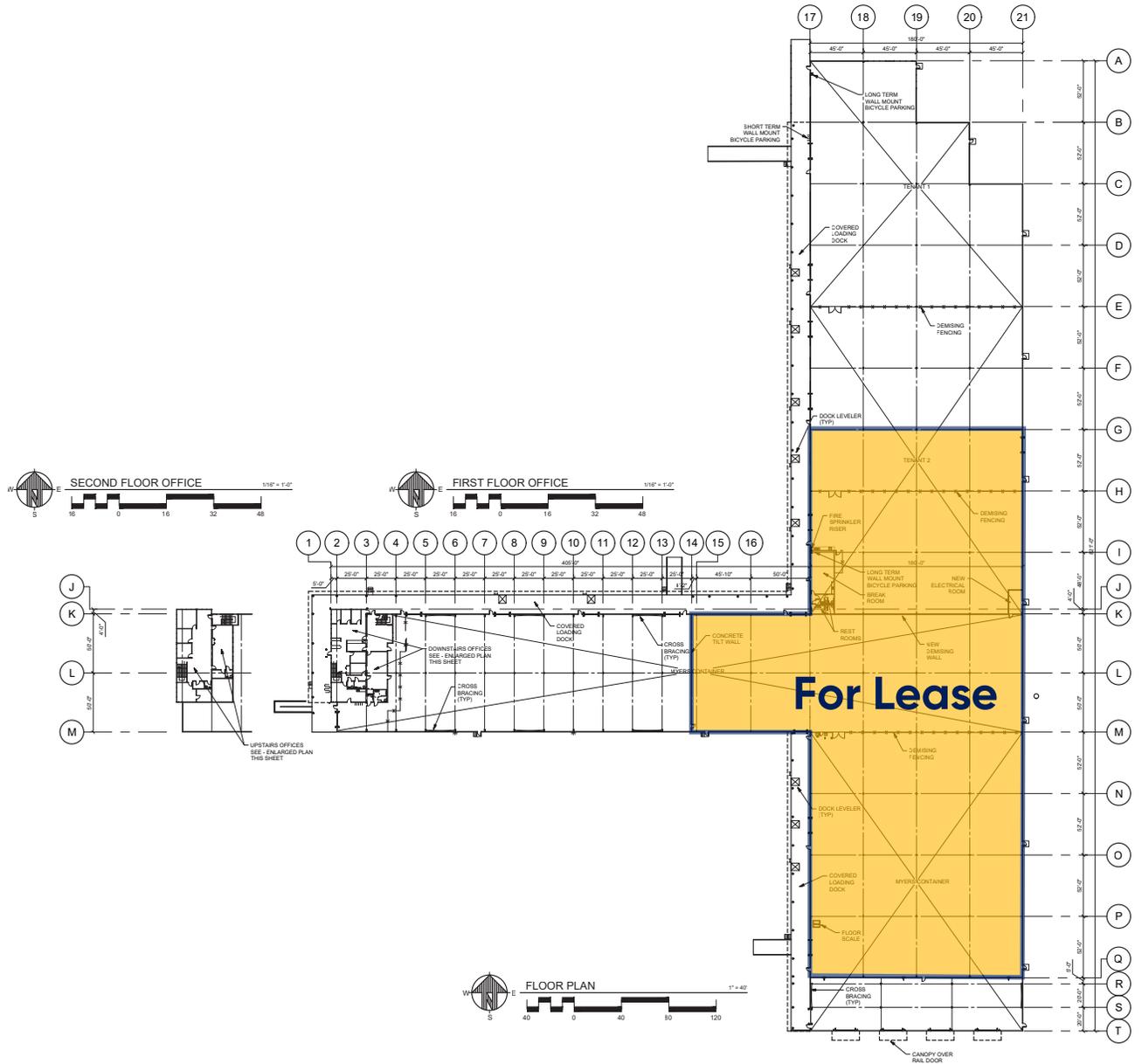
**Isaiah Johnson**  
503.347.1526 mobile  
ijohnson@cresa.com

### Building Specs

- Warehouse breakroom for employees
- Warehouse is insulated
- New LED lighting throughout warehouse & office
- Racking available to subtenant

**Cresa**  
1355 NW Everett St, Suite 100  
Portland, OR 97209

# 495 N Holladay Cornelius, OR 97113

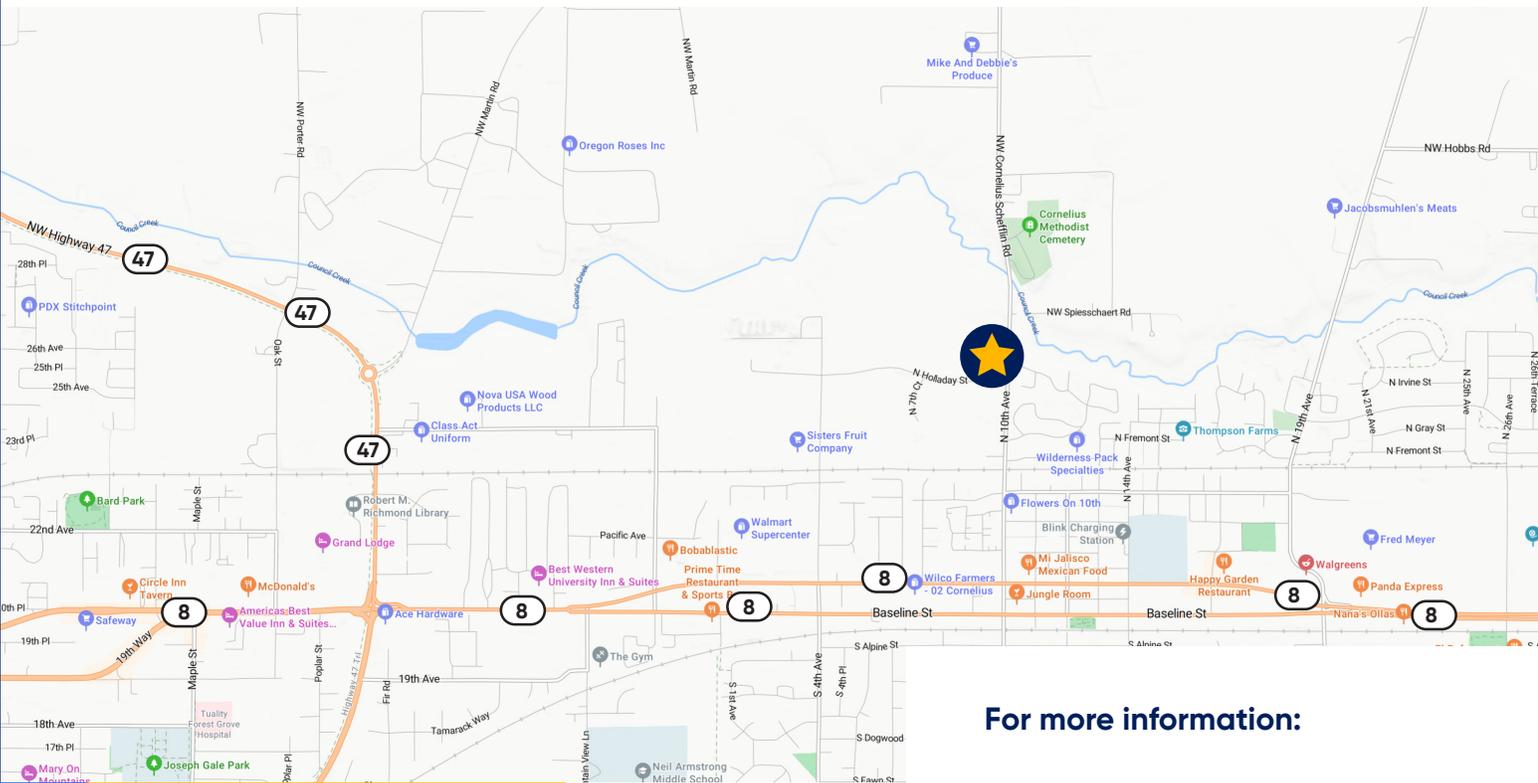
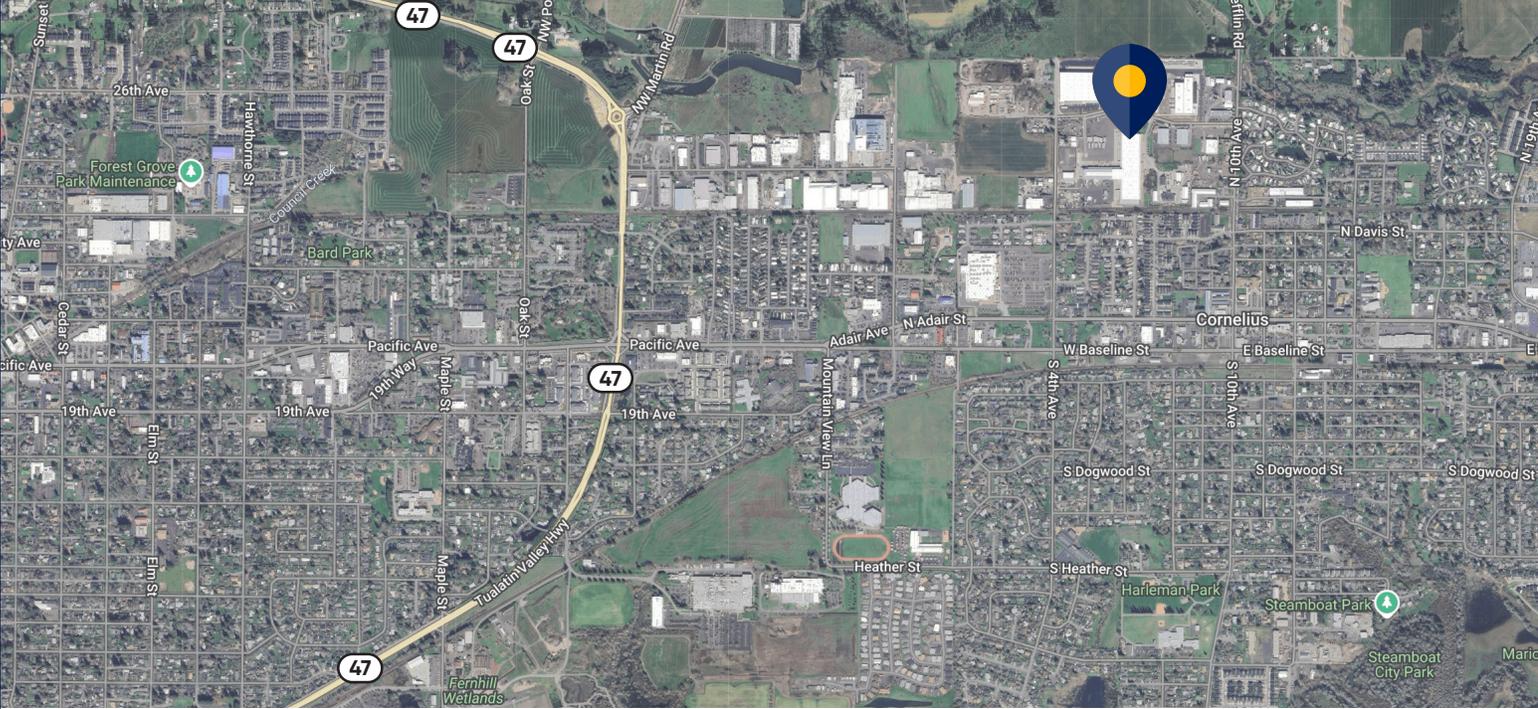


Sublease

cresa

495 N Holladay  
Cornelius, OR 97113





**Sublease**

**495 N Holladay  
Cornelius, OR 97113**

**For more information:**



**Sean Heaton**  
503.320.1961 mobile  
sheaton@cresa.com



**Sean Connors**  
503.886.8689 mobile  
sconnors@cresa.com



**Isaiah Johnson**  
503.347.1526 mobile  
ijohnson@cresa.com