

Colliers

# For Sale or Lease

31895 NW Hillcrest St.

North Plains, Oregon 97133

2,000 SF Flex Space



Allowed uses including but not limited to\*:



Retail Sales



Testing and  
Research Labs



Industrial and  
Manufacturing



Office,  
Business



Vehicle Sales,  
Rental, Repair



Farm/logging/  
lumber



Warehousing

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*\*Subject to City approval*



# Property Overview

Address	31895 NW Hillcrest St., North Plains, OR 97133
Parcel	1N301CA-01200
Renovated	2020
Lot Size	0.23 AC
Building Size	2,000 SF
Zoning	<a href="#">North Plains M-2 General Industrial District</a>



## Summary

This free-standing office building sits on 0.23 acres of industrial-zoned land and was recently renovated. Inside you'll find an open work area, private office, conference room, two restrooms, a large storage room, and a photo studio with a built-in cyclorama wall.

A rear roll-up door makes the studio easily convertible into warehouse or production space — with the added benefit of full climate control, offering flexibility beyond standard warehouse options.

## Key Highlights

- Updated functional office
- Cyclorama wall for photography
- Roll up door for loading
- Flexible industrial zoning
- Fenced outside storage and parking

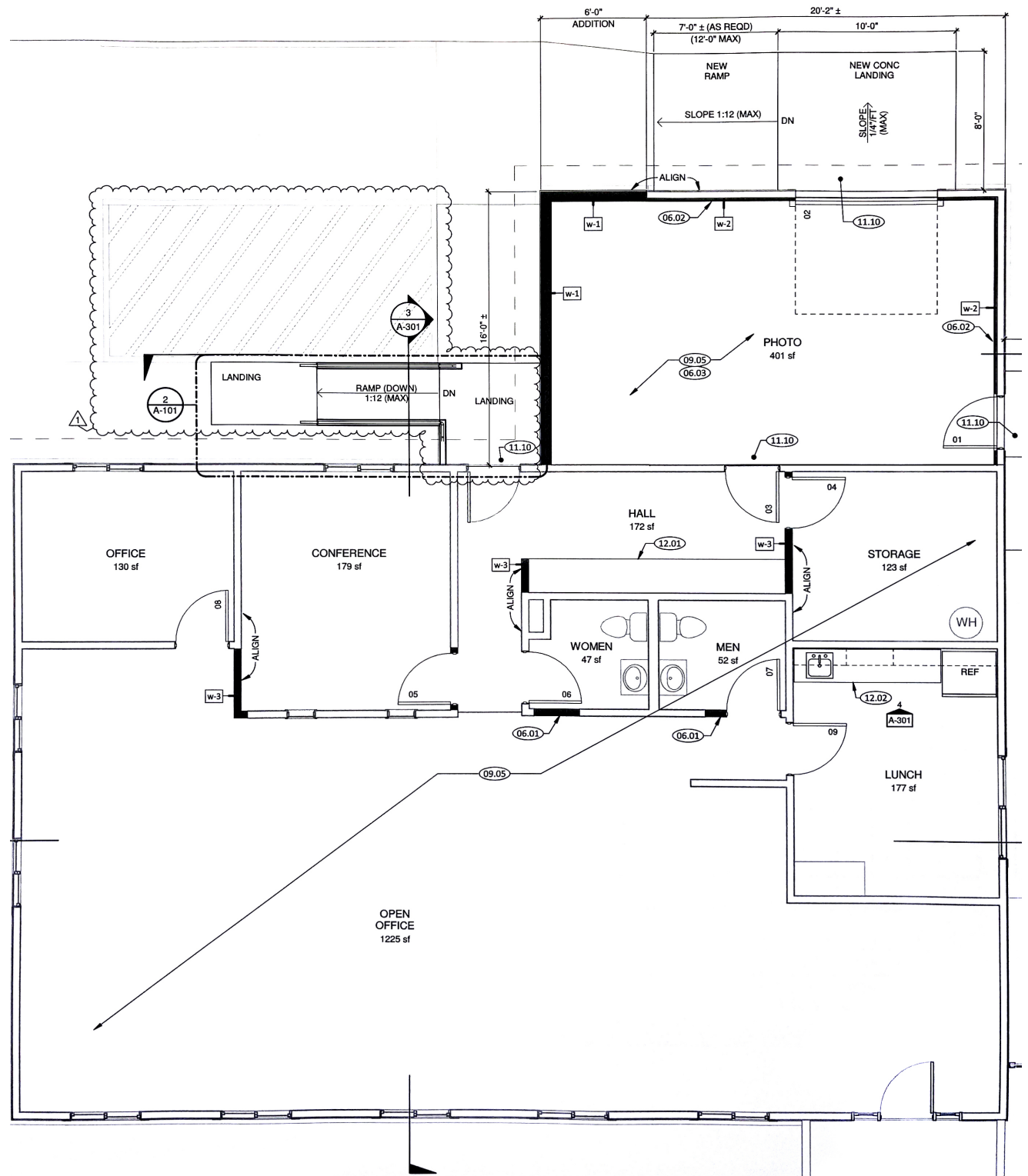


Sale Price: \$795,000.00

Call for Lease Rates

31895 NW Hillcrest,  
North Plains, OR  
97133

## Call for Lease Rates







Map Source: ESRI

# About North Plains, Oregon

North Plains, Oregon, located just west of Portland, is emerging as a dynamic business hub on the edge of the state's "Silicon Forest," just minutes from Intel's Hillsboro campus and 17 miles west of downtown Portland. The city's business sector is diverse, with strong representation in manufacturing, professional and technical services, and healthcare and social assistance.

North Plains is also home to a growing number of small businesses across sectors like retail, construction, and hospitality. The city's proximity to high-tech corridors has positioned it to benefit from regional economic trends, particularly in the semiconductor industry. North Plains was recently designated as Oregon's first semiconductor-related development zone, making it eligible for enterprise zone tax incentives aimed at attracting high-paying jobs in the semiconductor ecosystem.

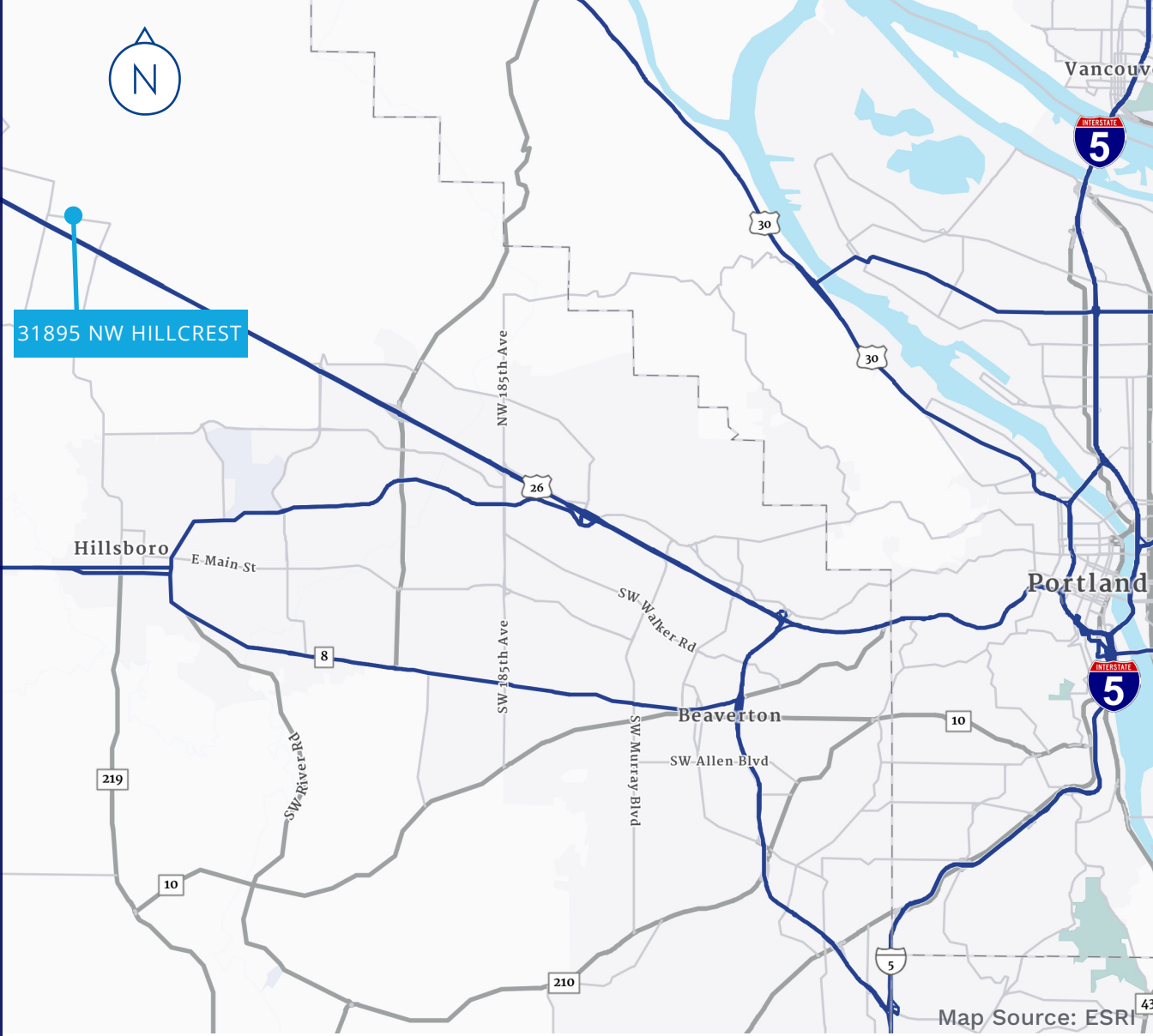




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8.3 Miles  
Intel Ronler Acres



8.2 Miles  
Hillsboro Airport



6 Miles  
Downtown Hillsboro



18 Miles  
Downtown Portland

