

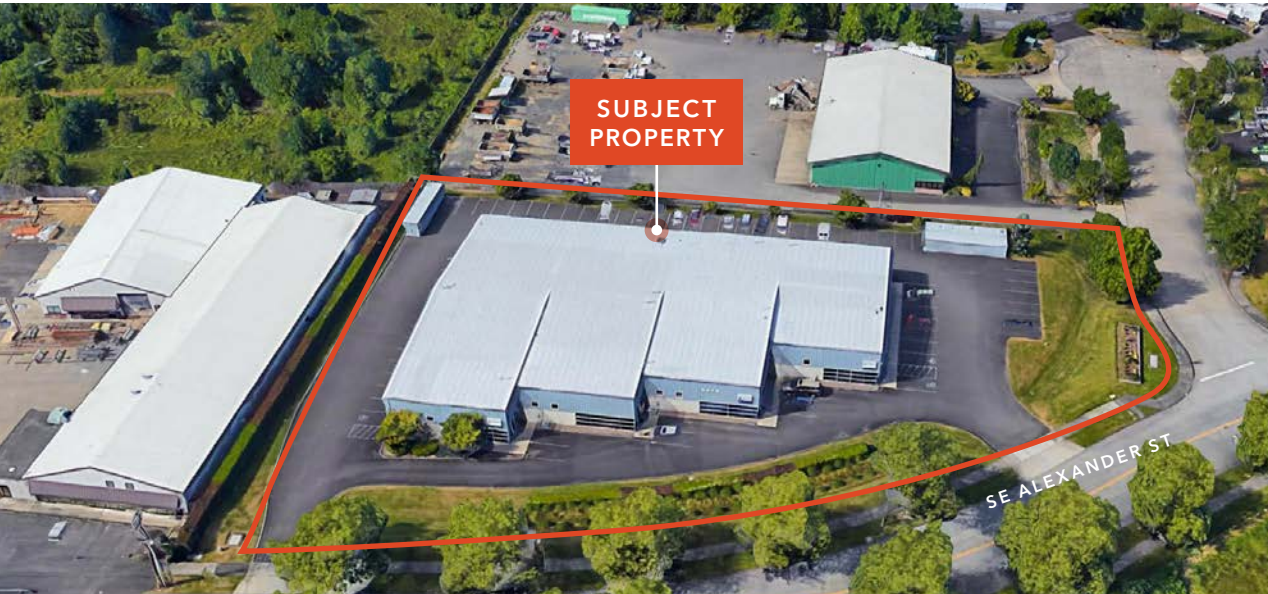
FOR SALE

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# HILLSBORO OWNER-USER WITH EXISTING SUPPLEMENTAL INCOME

5575 SE ALEXANDER ST, HILLSBORO, OR





*Ability for owner-user buyer to occupy 12,000 SF and lease out excess space with long-term expansion potential.*

*Rare Multi-Tenant long-term tenancy potential.*

PROPERTY SIZE	±23,000 SF Industrial building ±12,000 SF available to occupy ±10,000 SF warehouse ±2,000 SF office (mix of private and open office)
TENANT SPACES	11,000 SF leased to two in-place tenants
LOT SIZE	1.87 AC
CONSTRUCTION	Concrete Wainscot Metal Building Design
ZONING	Industrial Park (IP) zoning
YEAR BUILT.	1997
LOADING	Four (4) grade doors
PARKING RATIO	2.65/1,000
LOCATION	Immediate access off Tualatin Valley Hwy

**\$4.6M**

SALE PRICE

**\$200**

PRICE PER SF

5575 SE ALEXANDER ST



## RENT ROLL

Suite #	Size	Monthly Gross Rent	Expiration Date
CREATIVE FULFILLMENT	7,000	\$6,832	7/31/2029
AVAILABLE TO OCCUPY	12,000	N/A	N/A
ULTIMATE 3D	4,000	\$3,607	5/30/2036

## PROPERTY HIGHLIGHTS

### EXCELLENT LOCATION

The Alexander St property is just off Tualatin Valley Hwy in close proximity to the 1,400-acre South Hillsboro development under construction to include 8,000 new homes, 37 acres of commercial town center with shops, office, and restaurants, and 286 acres of parks and open space. Newly developed Reeds Crossing Town Center in the area includes Market of Choice, Shake Shack, Club Pilates, Brix Tavern, and multiple other restaurants and retailers. Major surrounding retailers and amenities minutes from the property on Tualatin Valley HWY include Fred Meyer, 24 Hour Fitness, Chick-fil-A, Starbucks, Dollar Tree, Chipotle, and Baja Fresh.

### LOW VACANCY SUBMARKET

The Sunset Corridor/Hillsboro industrial market is extremely tight at a 3.2% vacancy rate and has consistently remained below Portland's overall vacancy rate in the last several years. The property offers an investor the opportunity to participate in a high performing industrial suburb outside the City of Portland/Multnomah County with numerous tax advantages.

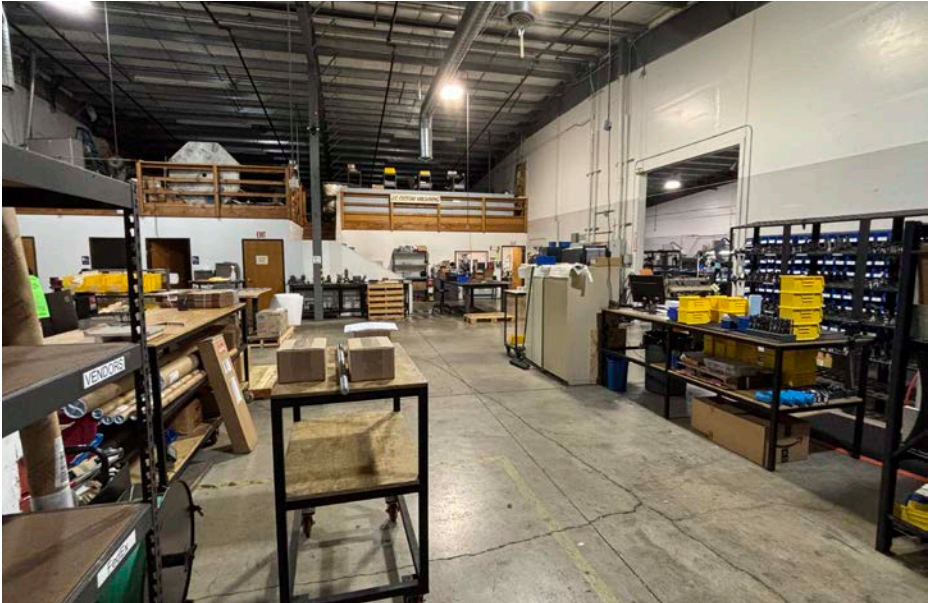
### DESIRABLE MULTI-TENANT DESIGN

The property presents an owner-user the rare ability to occupy 12,000 SF and collecting rent from the remaining 11,000 SF leased to tenants Creative Fulfillment and Ultimate 3D. Creative Fulfillment is leasing 7,000 SF paying \$6,832/month, gross with lease expiring 7/31/2029. Ultimate 3D is leasing 4,000 SF paying \$3,607/month, gross with lease expiring 5/30/2036. Owner-user buyer has potential to expand in the building as leases expire. The mix of sizes offered provides an investor the ability to accommodate variety of tenant size requirements in long-run with minimal surrounding competition.

### BUILDING IMPROVEMENTS

There have been multiple building improvements including new office drywall and paint, window upgrades, new parking lot paving/stripping, and new portion of the roof.









## 5575 SE ALEXANDER ST

*For more information on  
this property, please contact*

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