

Industrial Warehouse & Yard

427 SW WOOD STREET, HILLSBORO, OR 97123



FOR
SUBLEASE

Joe Curran
503.616.0992
jcurran@macadamforbes.com
Licensed in OR & WA

Clayton Madey
503.972.7277
clayton@macadamforbes.com
Licensed in OR

2 Centerpointe Drive, Suite 500 | Lake Oswego, OR 97035 | WWW.MACADAMFORBES.COM | 503.227.2500

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.

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

FOR SUBLICENSE

427 SW Wood Street, Hillsboro, OR 97123



PROPERTY DESCRIPTION

Industrial lease opportunity with yard storage. The property is fenced and secured and features a clear-span warehouse with high ceilings, extra covered dry storage areas, heavy power, oversized grade doors, and additional yard space.

The property represents a rare opportunity for a heavy-storage user, including wood products, contractor's yard, raw material storage, and material processing.

The entire property is available for sublease, and can be demised down to smaller spaces.

OFFERING SUMMARY

Lease Rate:	\$0.90 - 1.00 SF/month (Gross)
Available SF:	15,000 - 39,660 SF
Office:	2,500 SF
Lot Size:	3.27 Acres
Building Size:	39,660 SF
Zoning:	I-G Industrial General, City of Hillsboro



Joe Curran

503.616.0992

jcurran@macadamforbes.com

Licensed in OR & WA

Clayton Madey

503.972.7277

clayton@macadamforbes.com

Licensed in OR

FOR SUBLICENSE

427 SW Wood Street, Hillsboro, OR 97123



PROPERTY HIGHLIGHTS

- On-site parking
- Abundant storage including indoor space and a covered and sprinklered outdoor unit
- Size flexibility
- Fenced and paved land area
- Oversized grade doors
- 3 phase power
- Flexible lease term



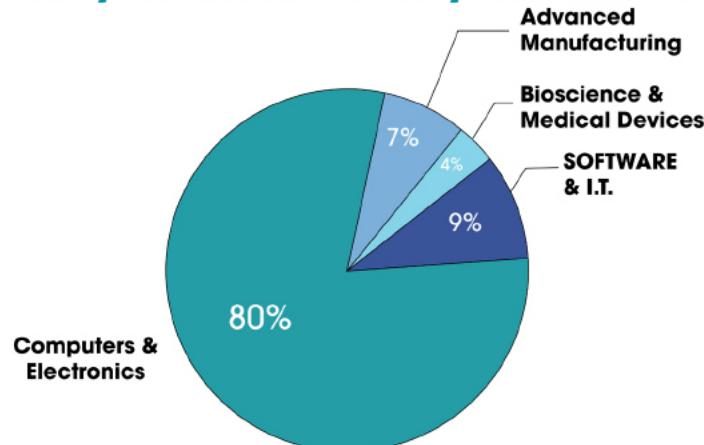
Joe Curran
503.616.0992
jcurran@macadamforbes.com
Licensed in OR & WA

Clayton Madey
503.972.7277
clayton@macadamforbes.com
Licensed in OR

Founded in 1842, Hillsboro is a technology and manufacturing hub for the Portland Metropolitan region. Since 1950, it has grown from 5,000 to over 100,000 due to diverse industries and job growth that consistently out performs the region and US. Today, Hillsboro is Oregon's fifth largest

city and has one of the healthiest economies in the Northwest. Also, it happens to be one of the most affordable locations on the west coast.

City of Hillsboro Key Industries



City of Hillsboro Education



High School Graduate or Higher	90.3%
Bachelor's Degree or Higher	42%

City of Hillsboro Average Wage

Computers & Electronics	\$166,984
Software & Information Technology	\$128,332
Advanced Manufacturing	\$89,204
Warehousing & Storage	\$71,953

Population

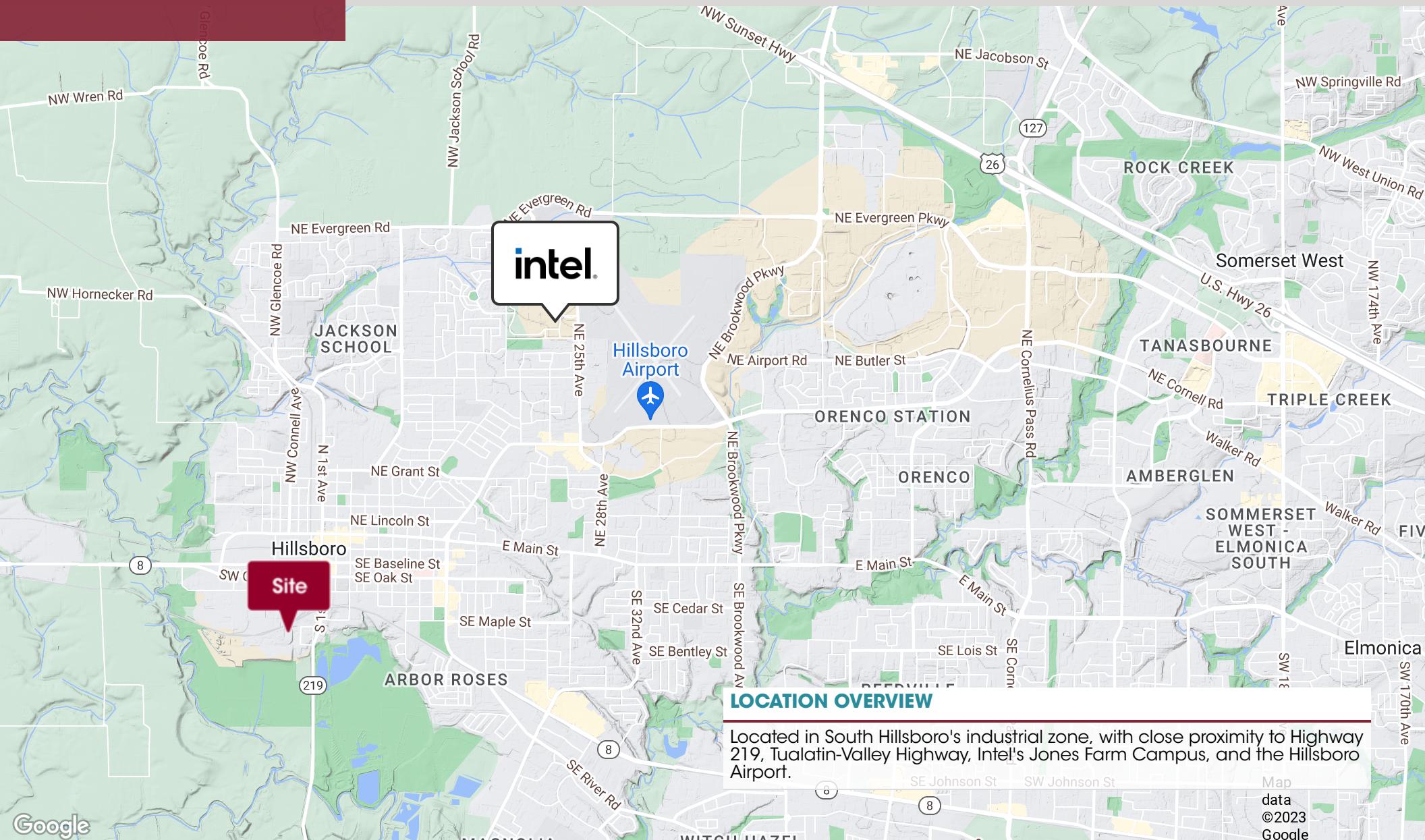


City of Hillsboro	104,670
Portland MSA	2,445,761
Oregon	4,129,803

Source: Oregon Employment Department & City of Hillsboro

FOR SUBLEASE

427 SW Wood Street, Hillsboro, OR 97123



Joe Curran
503.616.0992
jcurran@macadamforbes.com
Licensed in OR & WA

Clayton Madey
503.972.7277
clayton@macadamforbes.com
Licensed in OR

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.

MACADAMFORBES.COM | 503.227.2500