



# For Sale

5270 NE Cornelius Pass Road  
Hillsboro, Oregon 97124

6,335 SF Stand Alone Industrial Building



Allowed uses including but not limited to\*:



Bar/  
Restaurant



Retail



Self Storage



Auto  
Repair



Manufacturing



Warehouse



Yard  
Storage




Office

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*\*Subject to City approval*

# Property Overview

Available Space	6,335 SF Shop with 400 SF Office. Property also includes a 1,500 SF (3 bed, 1 bath) Residential Home.
Year Built	1976
Construction	Metal (Roof and siding replaced in 2022)
Loading	Six (6) Grade Doors
Clear Height	15'
Columns	N/A
Sprinklers	N/A
Electrical	-200 Amps 3-Phase <i>(infrastructure in place to significantly upgrade power)</i>
Lot Size	0.92 AC
Parking	10+ stalls
Zoning	<a href="#">I-P (Industrial Park), City of Hillsboro</a> 

# Summary

This stand-alone property in Hillsboro combines the advantages of Industrial Park (I-P) zoning, prominent frontage on Cornelius Pass Road, and the added benefit of built-in income.

The Industrial Park (I-P) zoning allows for a broad spectrum of industrial and commercial uses—including manufacturing, fabrication, warehousing, outdoor storage, and limited retail—making this property an excellent fit for contractors, distributors, and R&D users.

The existing shop building is move-in ready, while the adjacent residential home—currently leased to a month-to-month tenant—offers steady residual income.

Whether you’re seeking an operational base with room to grow or a long-term investment, this property offers exceptional flexibility: maintain the residential income stream, or remove the existing structure to expand yard space or develop new improvements.

With high visibility, versatile zoning, and multiple value-add opportunities, this property stands out as a rare find in one of the metro area’s most business-friendly submarkets.



## Key Highlights

- Direct exposure to NE Cornelius Pass Road
- Residence provides residual income. Current tenants are MTM.
- Washington County tax benefits
- Business friendly environment
- Available immediately



# Site Plan



6,335 SF Shop with 400 SF Office.

Property also includes a 1,500 SF Residential Home.



# Photos





# Area Map



## About Hillsboro

Hillsboro is a major economic and employment center within the larger Portland metro area and represents the epicenter of the Silicon Forest. It is home to Intel's largest and most comprehensive site in the world for research and manufacturing, and also Oregon's largest for-profit employer.

Hillsboro is recognized globally for its concentration of high-tech companies, including those focused on semiconductor manufacturing, micro-electronics, bioscience, software, and information technology.

- Skilled workforce
- High reliability electricity
- Transpacific fiber network rings
- Business friendly environment
- Fifth largest city in Oregon

Hillsboro Taxes &  
Incentives Link





2.2 Miles  
Intel Ronler Acres



4.4 Miles  
Hillsboro Airport



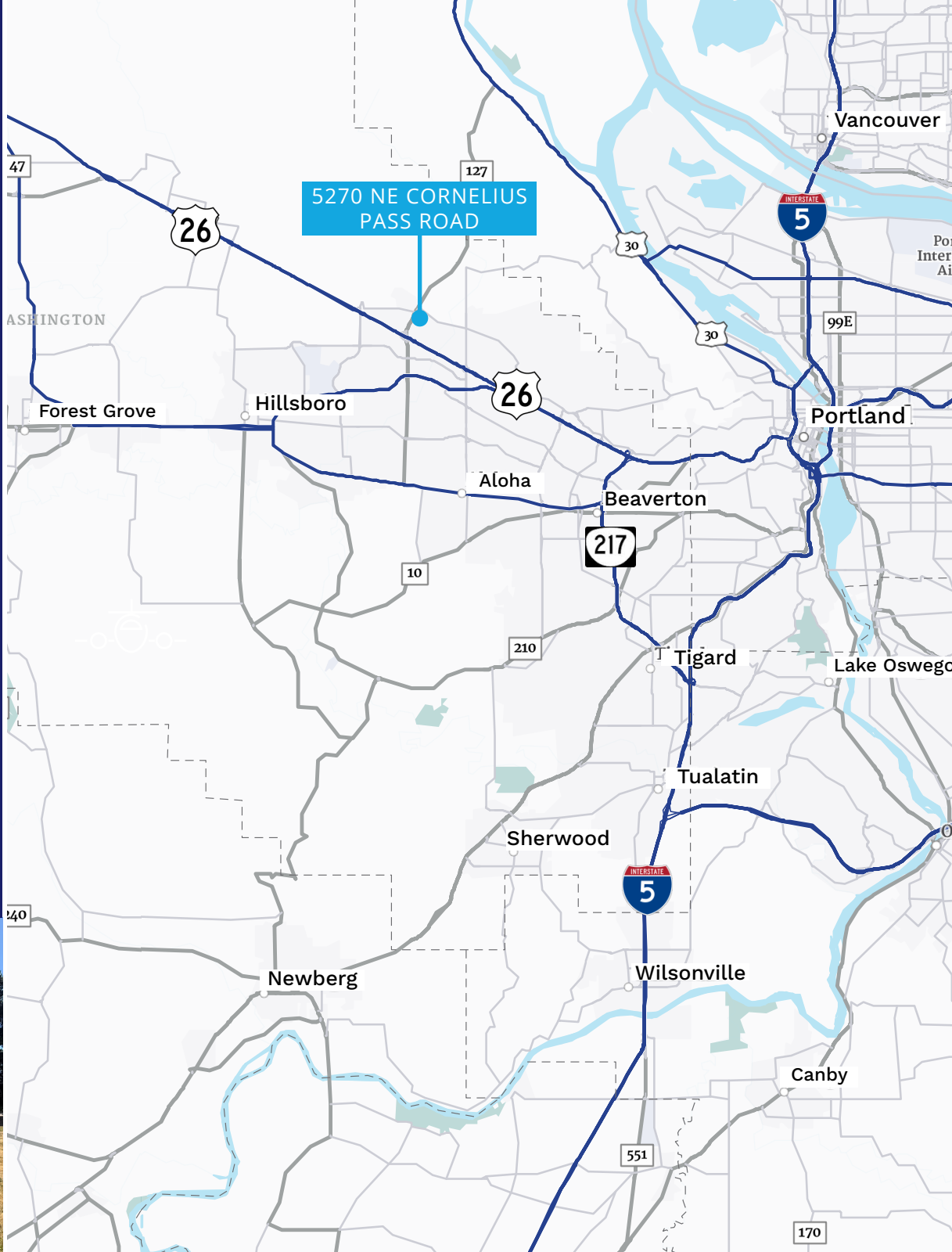
14 Miles  
Interstate 5



25 Miles  
PDX Int'l Airport



12 Miles  
Downtown Portland



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