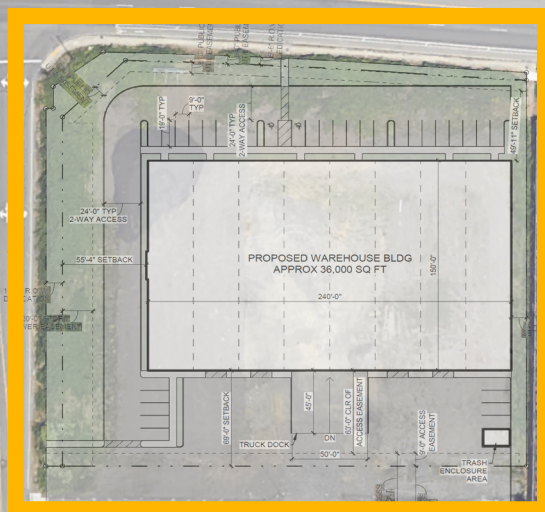




For Sale

Premier IP Zoned Hillsboro Development Site

4282 NE 30th Ave
Hillsboro, OR 97124

Overview

Size:	1.99 AC (86,684 SF)
Building:	Proposed 36,000 SF Warehouse
Zoning:	Industrial Park (I-P)
Asking Price:	Please call for pricing

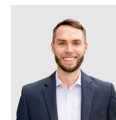
Features

- Two building designs have been completed for this site. Construction estimates available upon request.
- First design is a industrial warehouse design (shown above).
- Second design is a beverage storage and production facility, plans available upon request.
- Rare industrial zoned land site that allows industrial service, manufacturing, warehouse and wholesale uses.
- Initial site preparation has been completed for development

For more information:



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sheaton@cresa.com



Sean Connors
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sconnors@cresa.com



Isaiah Johnson
503.347.1526 mobile
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Portland, OR 97209

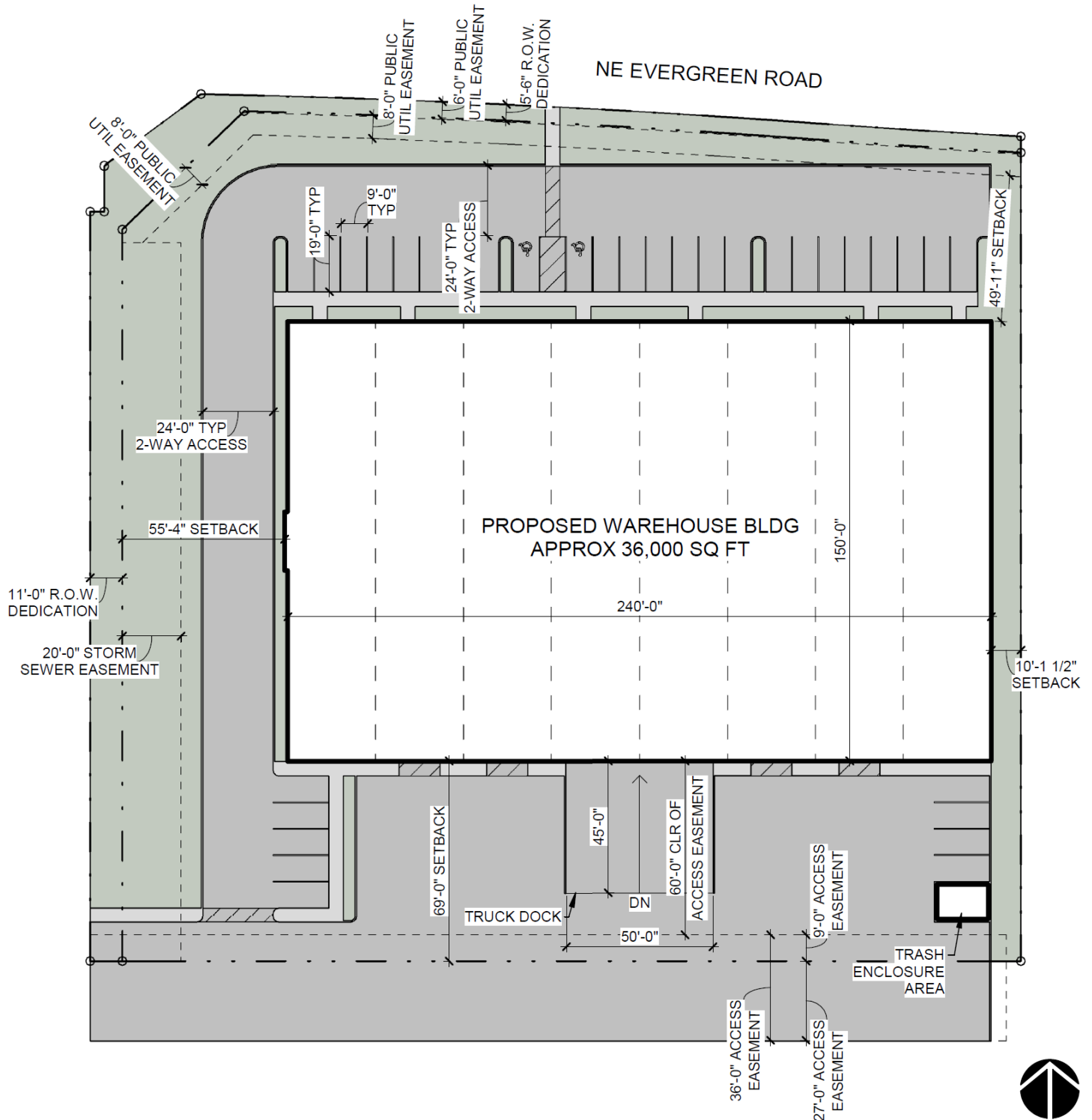
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Premier IP Zoned Hillsboro Development Site

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Building Site Plan



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Premier IP Zoned Hillsboro Development Site

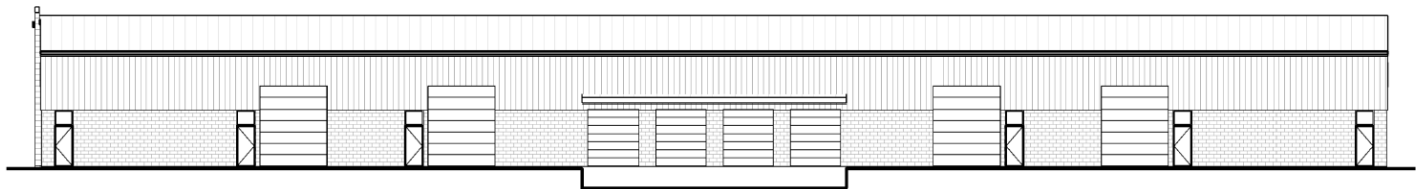
4282 NE 30th Ave, Hillsboro, OR 97124

Building Renderings



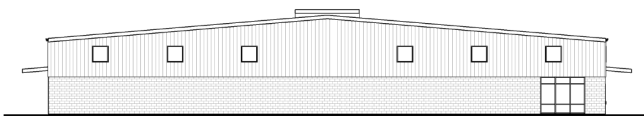
NORTH ELEVATION

3/64" = 1'-0"



SOUTH ELEVATION

3/64" = 1'-0"



EAST ELEVATION

3/64" = 1'-0"



WEST ELEVATION

3/64" = 1'-0"

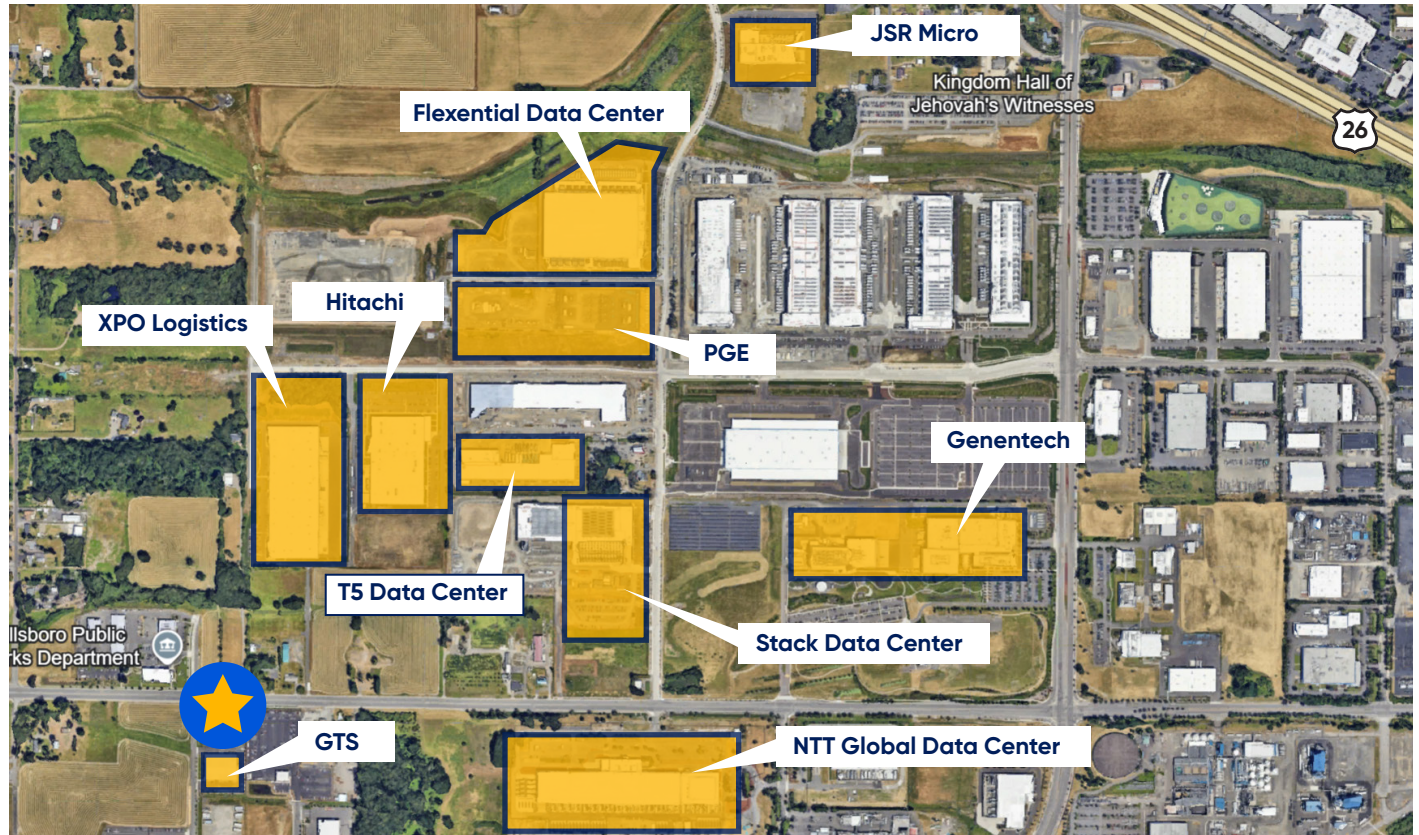
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Premier IP Zoned Hillsboro Development

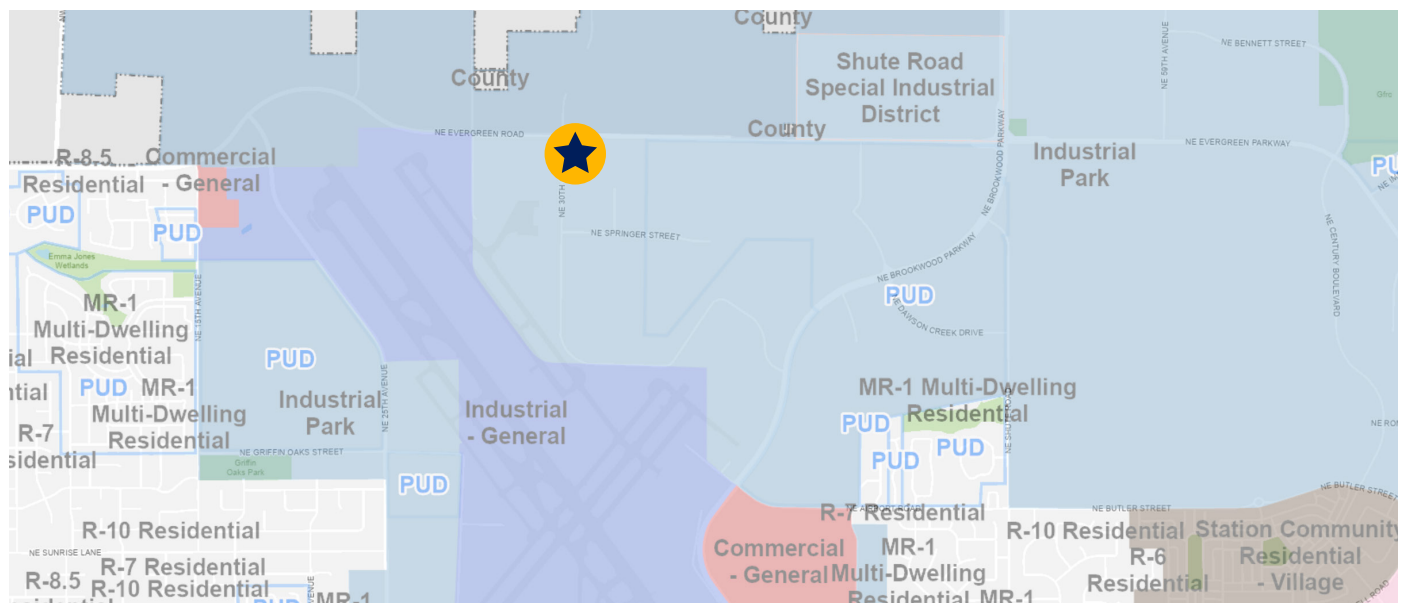
4282 NE 30th Ave, Hillsboro, OR 97124

Area



Zoning

Purpose: The Industrial Park (I-P) zone implements the Industrial Comprehensive Plan designation in the City's newer industrial areas, providing opportunities for all types of industrial service, manufacturing, warehouse and wholesale uses, and limited opportunities for convenient service and office commercial uses.





4282 NE 30th Ave
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NW Evergreen Rd

Hillsboro
Brookwood Library

Hillsboro
Airport

For Sale

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