

FOR SALE OR LEASE

HAWTHORN BUSINESS PARK

*2,199 SF up to 7,826 SF light industrial
space for sale or lease near Intel*

5295 NE ELAM YOUNG PKWY, SUITES 120/130 & 199
HILLSBORO, OR 97124



HAWTHORN BUSINESS PARK



Hawthorn Business Park is a 4-building, professionally managed light industrial park owned by occupants in an industrial condominium structure with shared project grounds.

PROPERTY	7,826 SF light industrial comprised of three separate condominium units for sale or lease. Units may be purchased separately or together for up to 7,826 SF.
SUITES 120/130	<ul style="list-style-type: none"> • 5,627 SF light industrial space Includes 1,330 SF of high quality office space constructed in 2014 • 2 grade level doors including one 10' x 10' door and one 12' x 14' door • Climate controlled warehouse • 14 parking stalls including 5 dedicated stalls • 14' to 16' clear height • Space is comprised of 2 legal condominium units, but are being offered together as a package • Sale Price: \$1,688,100 (\$300 PSF)
SUITE 199	<ul style="list-style-type: none"> • 2,199 SF light industrial space • 100% wide open warehouse space (no office) • 1 grade level door (10' x 10') • 5 parking stalls including 3 dedicated stalls • Sale Price: \$659,700 (\$300 PSF)
LEASE RATE	Call for lease rates; spaces could be leased from 2,199 SF up to 7,826 SF

\$2,347,800
ENTIRE 7,826 SF SALE PRICE

CALL
LEASE RATE



Condominium Ownership

The property condominium style ownership allows for the owner/occupants to benefit from shared usage of the exterior common areas and shared costs for landscaping and grounds maintenance. Ownership of these three units makes you the largest owner in the project by square footage giving you good control and voting rights over common area management/costs.

Professional Management

The owners in this project have appointed a professional property manager to manage the exterior grounds on their behalf so the exterior is immaculately maintained keeping your investment in great condition.

HAWTHORN BUSINESS PARK

SITE PLAN

A 7,826 SF modern light industrial property in business park environment.

NE ELAM YOUNG PKWY

HAWTHORN
BUSINESS PARK

SUITE 199
2,199 SF

SUITE 120/130
5,627 SF



AVAILABLE FOR SALE OR LEASE

KIDDER MATHEWS

FLOOR PLAN



7,826 SF

TOTAL AREA - ALL SUITES

1,330 SF

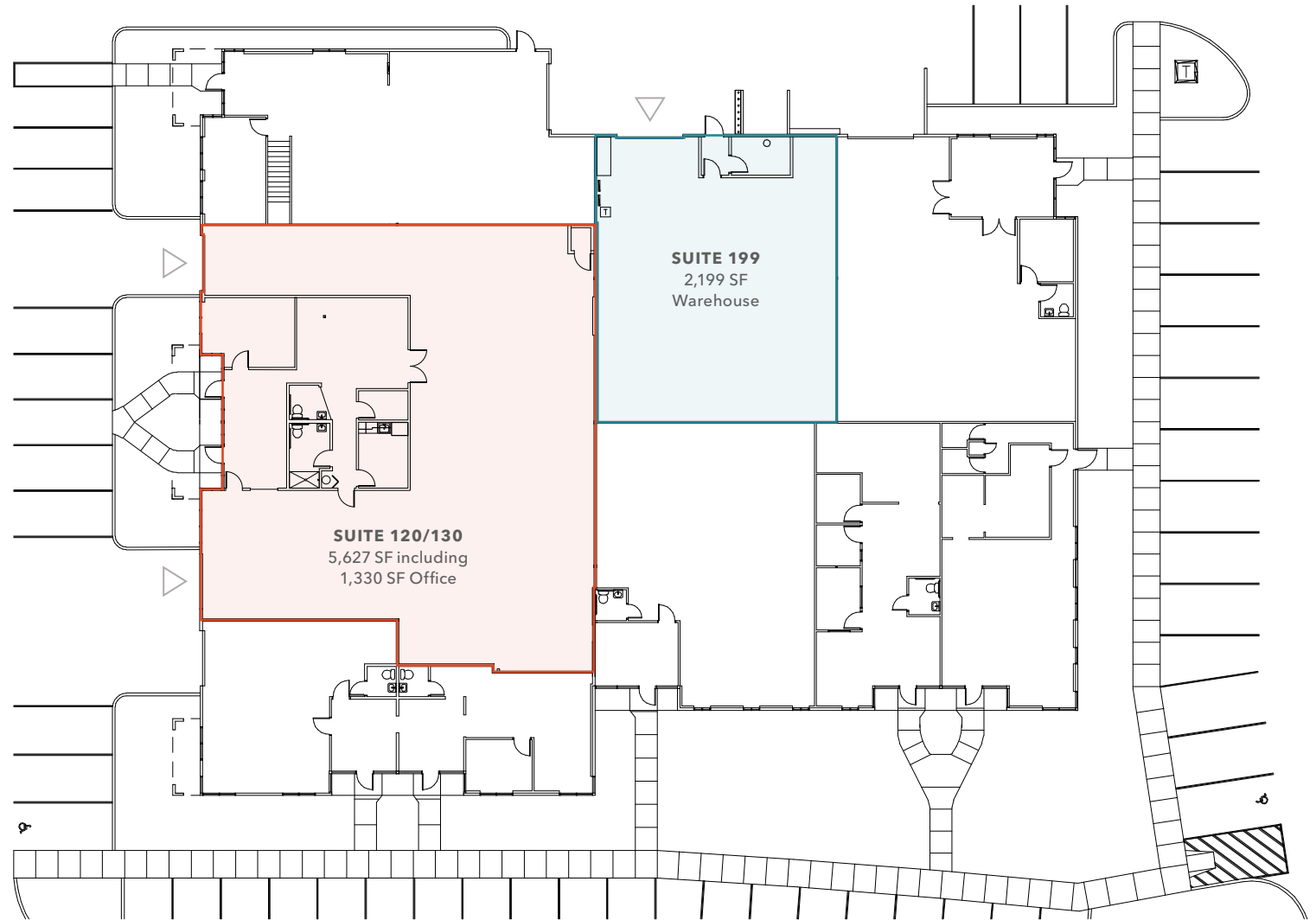
OFFICE AREA

3

GRADE LEVEL DOORS

+14'-16'

WAREHOUSE CLEAR HEIGHT



 Grade level loading

HAWTHORN BUSINESS PARK



HAWTHORN BUSINESS PARK





HAWTHORN BUSINESS PARK

*For more information on
this property, please contact*

PETER STALICK
503.221.2272
peter.stalick@kidder.com

STEVEN KLEIN
503.221.2260
steven.klein@kidder.com

BRENDAN MURPHY
503.721.2705
brendan.murphy@kidder.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

**km Kidder
Mathews**