

Majestic Brookwood Business Park

5615 NE Huffman Street, Hillsboro, OR 97124



CONTACTS

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**137,920 SF
FOR SUBLEASE**



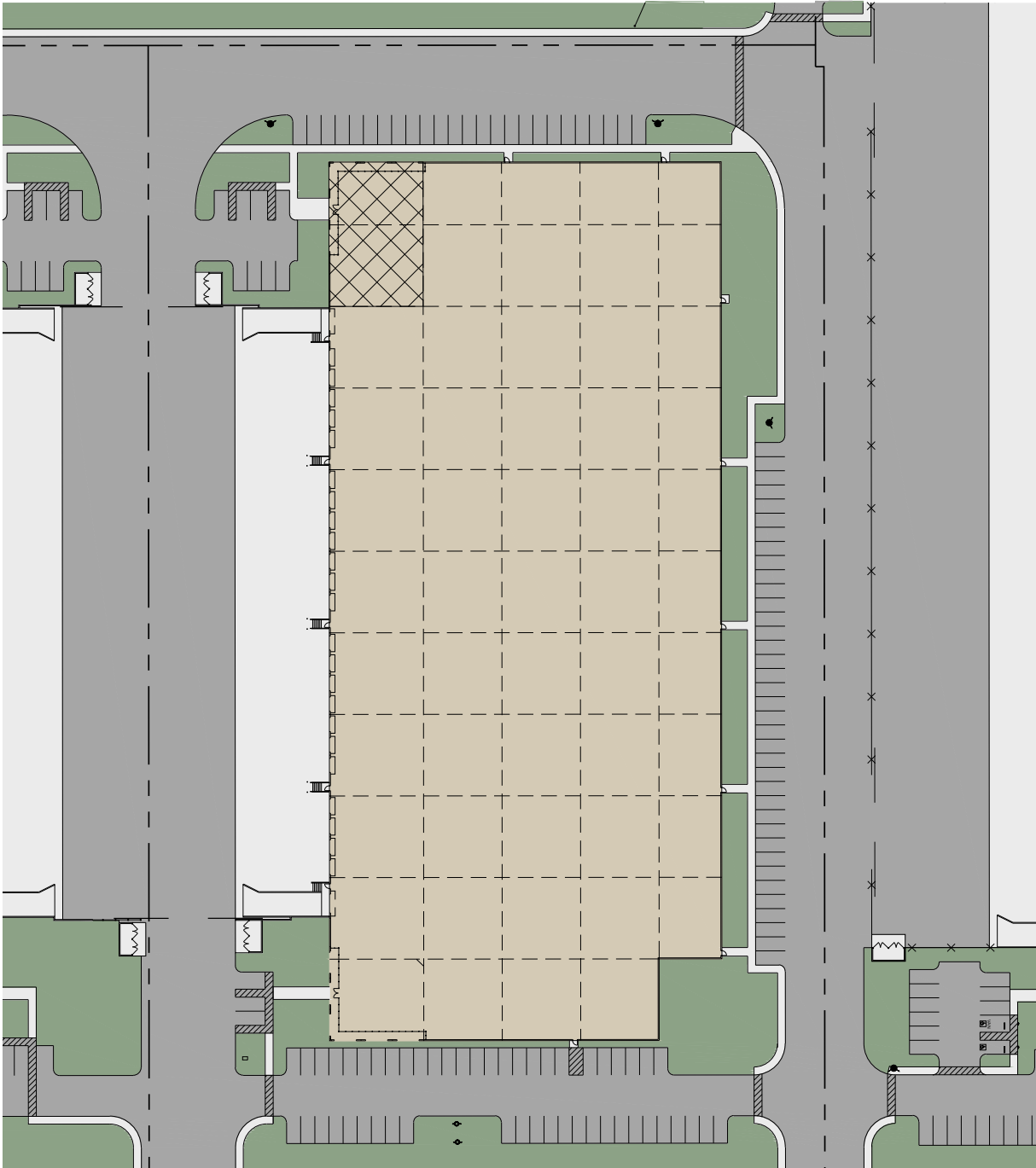
Additional features

- Class A industrial, built in 2017
- Concrete tilt-up construction
- Centered in Majestic Brookwood Business Park
- Located at “Main & Main”: Brookwood Pkwy & Hwy 26
- Well-maintained building occupied by national tenant
- Multiple ingress and egress points
- Excellent Sunset Corridor corporate neighborhood, in the vicinity of Intel, their suppliers, and other major area employers
- Immediate access the Highway 26 and main thoroughfares

Premises Highlights

- 137,920 SF of available space inclusive of 2,500 SF of like-new office; divisible to approx. 40,000 SF
- 30' clear height
- 23 dock doors
- 2 grade level doors
- ESFR sprinkler system
- Large struck staging area
- T-5 lighting
- Ample parking (1.00/1,000)
- Sublease to 10/31/2027





Site Plan



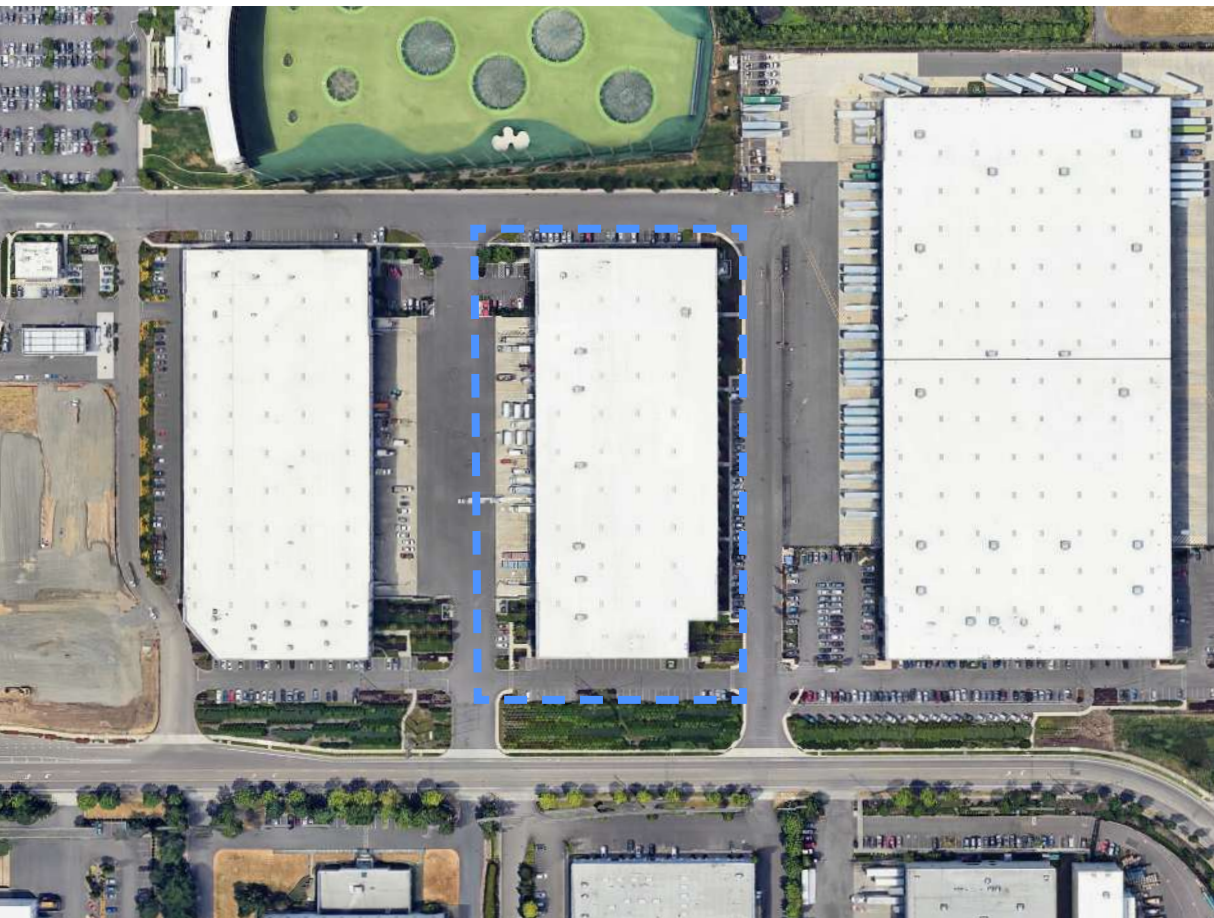
Building Plan



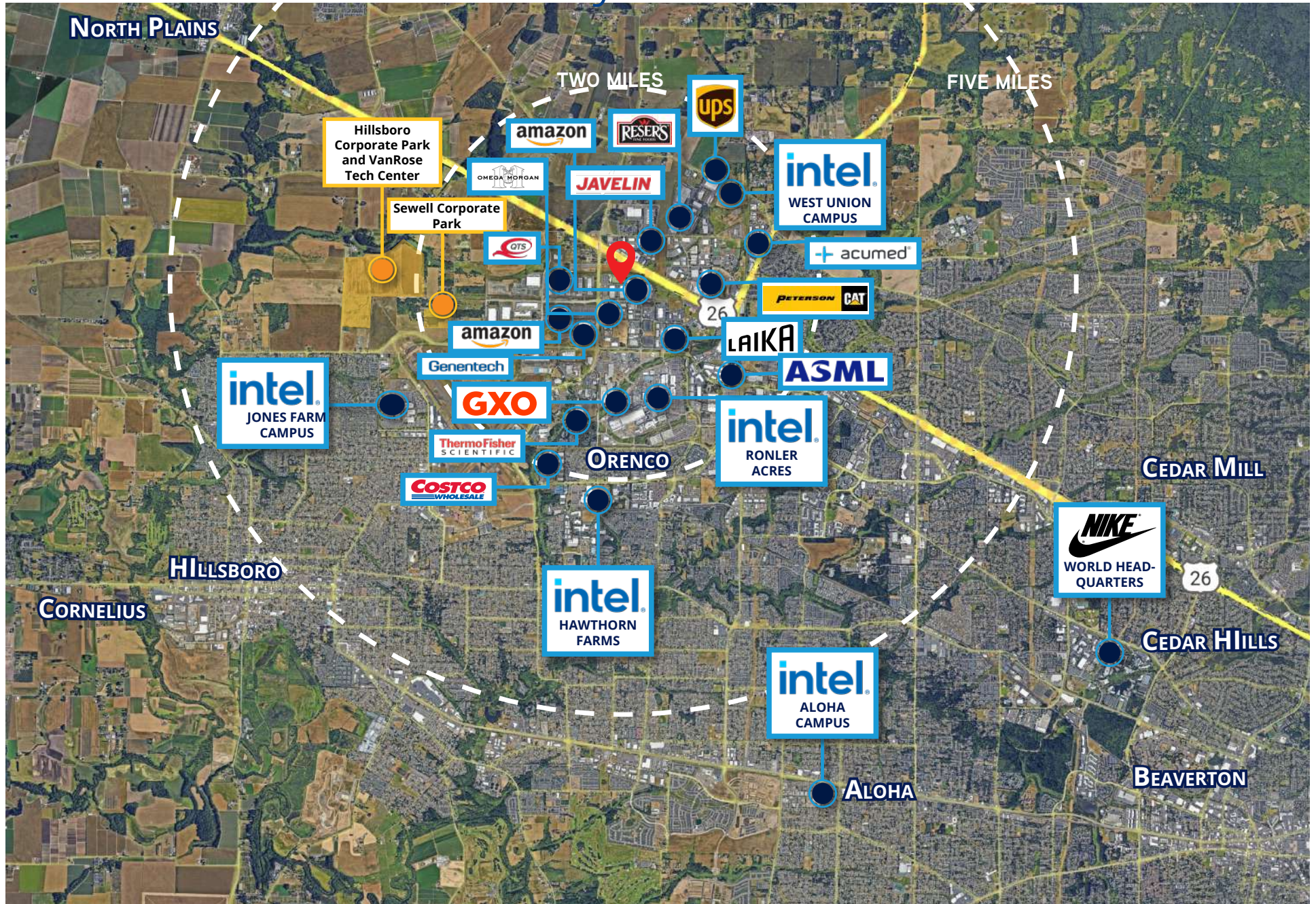
Sunset Corridor Submarket

5615 NE Huffman is located near the epicenter of the 'Sunset Corridor', the submarket around Hillsboro that encapsulates the high tech sector cluster. Also referred to the Silicon Forest, the high tech area is mostly comprised of single to mid story flex, office and high tech manufacturing buildings. This area is experiencing massive growth due to the continued investment by Intel in others. As such, the Hillsboro market for Industrial space (20,000 SF with a dock), is less than 1% vacant, making 5615 Huffman a rare opportunity to gain a foothold in an area with high barriers to entry.

Contact brokers for further information



Hillsboro Connectivity





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One minute to Highway 26

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