

FOR SUBLEASE

# DOCK-HIGH WAREHOUSE SPACE

*±26,544 SF Class A Distribution  
Warehouse Available Now in  
Sunset Corridor*

23035 NE JACOBSON ST, HILLSBORO, OR



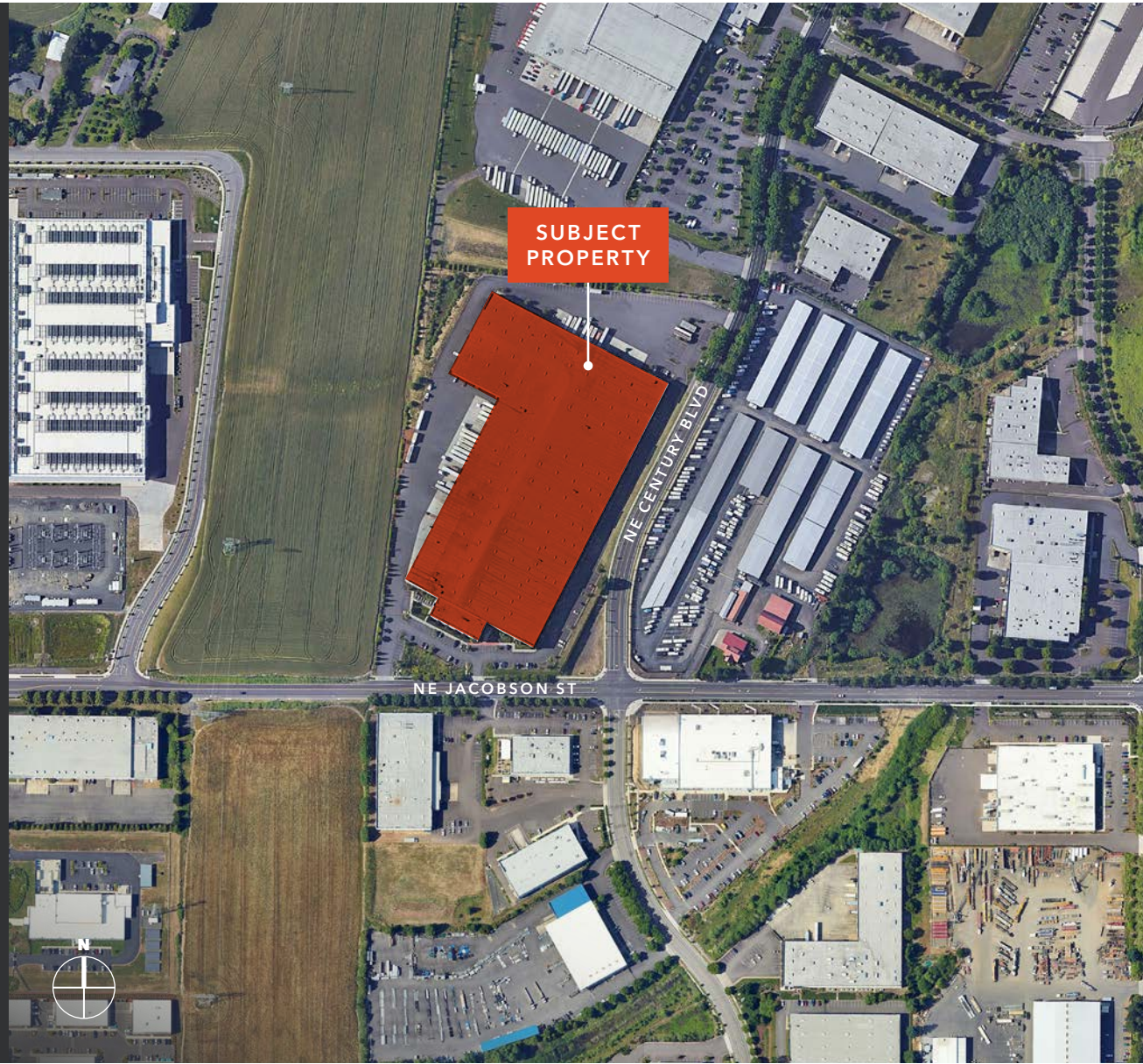
*State-of-the-art modern warehouse building located in the heart of Sunset Corridor in Hillsboro.*

**PROPERTY HIGHLIGHTS**

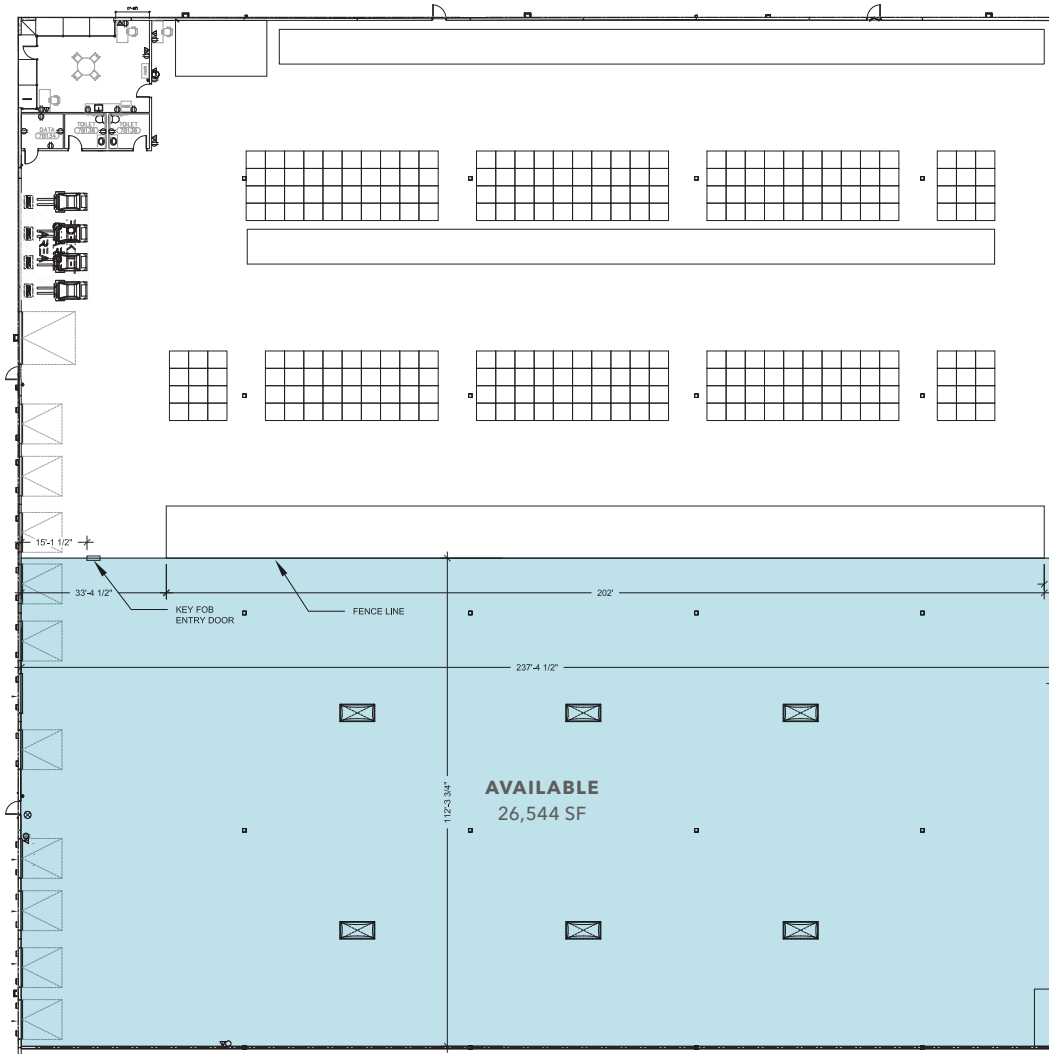
ADDRESS	23035 NE Jacobson St, Hillsboro, OR 97124
TOTAL SF	26,544 SF
OFFICE TYPE	BTS or modular
LOADING	5 dock-high loading doors. Ramp may be installed on request.
AVAILABILITY	Available now
LOCATION	Located along Hwy 26 in the heart of Hillsboro
SPACE DESCRIPTION	Superior state-of-the-art building design and features
LEASE RATE	\$0.95 PSF NNN

**2 MIN**  
DRIVE TO HWY-26

**8 MIN**  
DRIVE TO  
ORENCO STATION



# FIRST FLOOR PLAN



TOTAL SF	26,544 SF
CLEAR HEIGHT	26'
SPRINKLERS	ESFR high-density sprinkler system
STRUCTURE	Wide column spacing of 52' x 50'
SEISMIC	Designed to meet modern seismic code requirements
POWER	480 Volt / 3-phase power
FEATURES	Skylights in warehouse
ENERGY EFFICIENCY	R-21 roof mounted rigid insulation, Exterior concrete building wall insulation
PARKING	Large parking lot available
TRUCK ACCESS	Generous ±219' truck court with multiple points of egress allowing for potential drive-through truck access

*26.5K SF*

AVAILABLE

*\$0.95/SF*

LEASE RATE NNN

# EXCELLENT HILLSBORO LOCATION



## LOCATION HIGHLIGHTS

HIGHWAY ACCESS	Located approximately 1/2 mile from Highway 26 interchange
EXPOSURE	NW Jacobson Rd and NW Century Blvd
AREA DESCRIPTION	Near many local, regional, and national companies including Intel, Oracle, Genentech, Reser's Fine Foods and more

**10 MIN**  
DRIVE TO  
HILLSBORO AIRPORT

**25 MIN**  
DRIVE TO BEAVERTON  
TOWN SQUARE



*For more information, contact*

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