

FOR SALE

LIGHT MANUFACTURING BUILDING

5555 NE Cornelius Pass Rd, Hillsboro, OR 97124

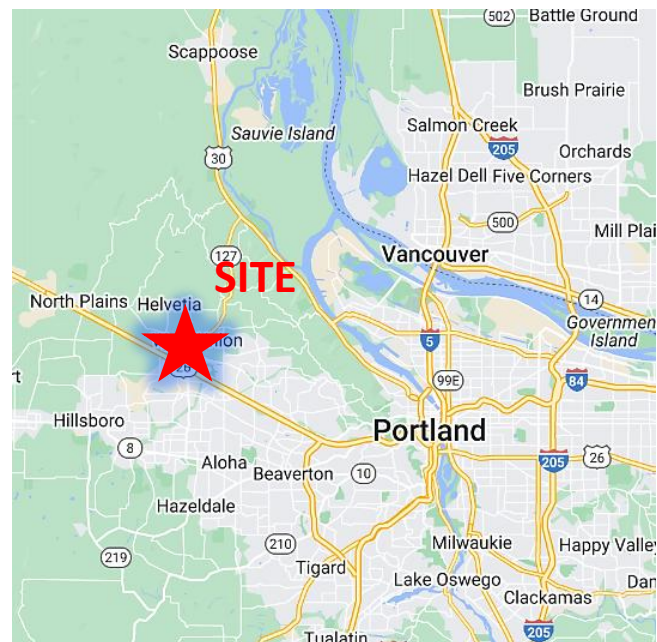


14050 SW Pacific Hwy, Suite 212A, Tigard, OR
503.367.0516 | www.fg-cre.com



PROPERTY HIGHLIGHTS

- 6,632 SF 2-story building for light manufacturing
- Unincorporated Washington County
- I-P Zoning with Special Industrial District overlay
- Recent Upgrades:
 - New breaker box with 240 V and 220 V panels
 - New LED Lighting
 - New Flooring
 - New Interior Paint
 - New Exterior Paint
- Located right off Sunset Hwy (26) and Cornelius Pass Road
- Sale price: \$1,100,000



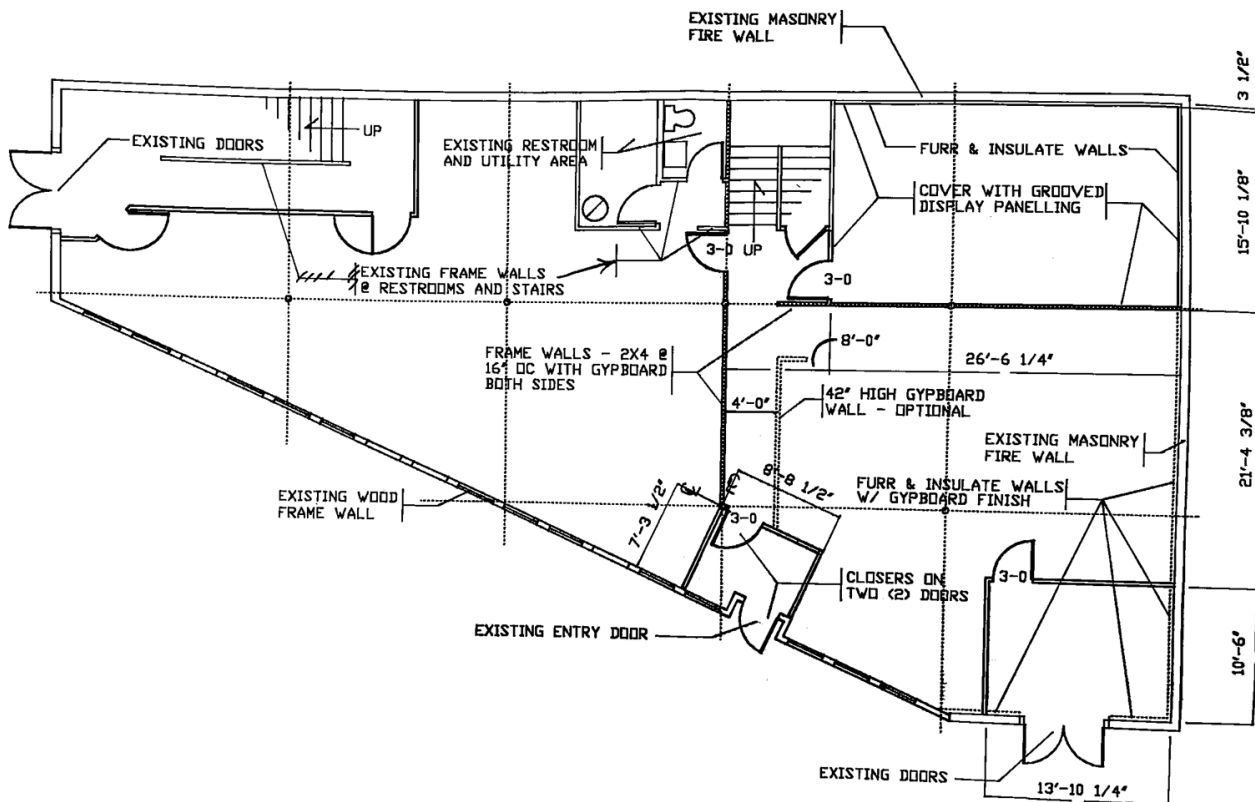
FOR MORE INFORMATION:

Steve Hunker, Vice President/Broker
steve@fg-cre.com

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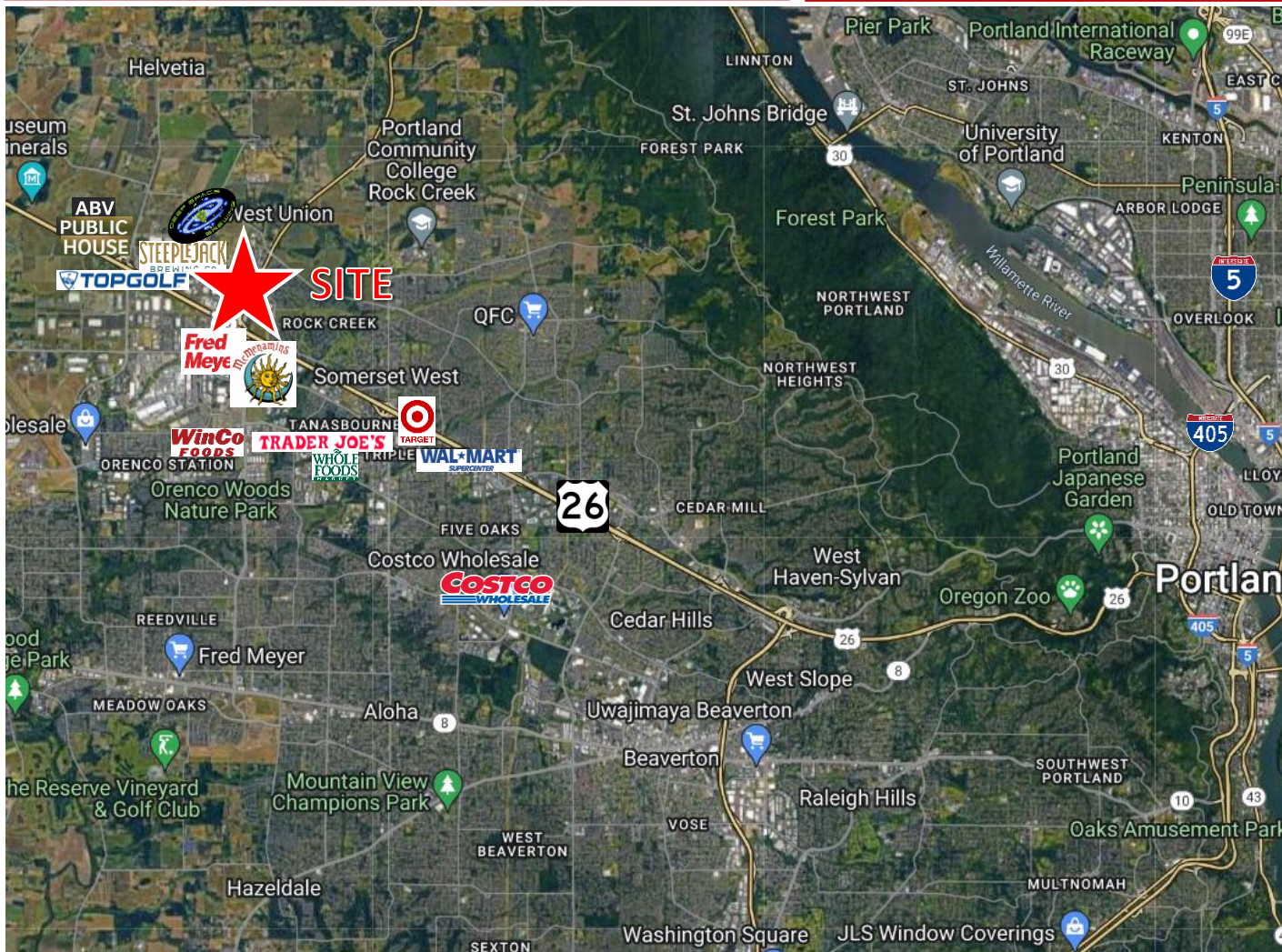
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2023 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	3,508	71,596	213,311
2028 Projected Population	3,453	73,358	215,601
Est. Average Household Income	\$128,050	\$122,941	\$118,269
Est. Total Businesses	314	3,242	7,733
Est. Total Employees	5,577	38,854	74,361

Average Daily Traffic

NE Cornelius Pass Road – 37,122

NW Cornelius Pass Rd @ NW Rock Creek Blvd – 19,780

NW Cornelius Pass Rd @ NW Sunset Hwy S – 39,575

This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.