

547 N FOURTH AVE CORNELIUS, OR
\$5100/MO NNN



THE CONNECT PDX GROUP



THE PROPERTY

- 1752sqft Warehouse
- 1536sqft Manufactured Home
- 1624sqft Multi Purpose Bldg
- R751314, RR2155250, M0917182

PROPERTY FEATURES

- Level 0.61 acre
- 135ft of road frontage
- Water, power and sewer
- Over 40 parking spaces
- Zoned: M1 General Industrial
- RMLS# 176865602

CONNECT PDX GROUP

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DISTANCE TO

- 2min drive to OR8
- 10 min drive to Hwy26
- 1 hour to PDX Airport

Industrial / Office / Warehouse Lease Opportunity! Versatile commercial property situated on a 0.61 acre lot with three buildings totaling 4,912 SF, offering a wide range of industrial, office, warehouse, and storage possibilities. The property is zoned M1 (General Industrial), allowing for potential uses including industrial processing and fabrication, indoor/outdoor storage, automotive service and repair, cabinet or machine shops, general office operations, and research and development facilities. The site features a 1,536 SF manufactured home with 3 bedrooms and 2 bathrooms, suitable for office space, employee facilities, or storage. 1,752 SF warehouse with two bay doors plus a separate 35' x 19' storage area. 1,624 SF multi-purpose building containing four rooms, a storage closet, and a half bathroom. With over 40 potential parking spaces, the property offers ample room for employees, customers, equipment, or fleet vehicles. Conveniently located near Hwy 8/Baseline Road, providing excellent accessibility and transportation connections.



