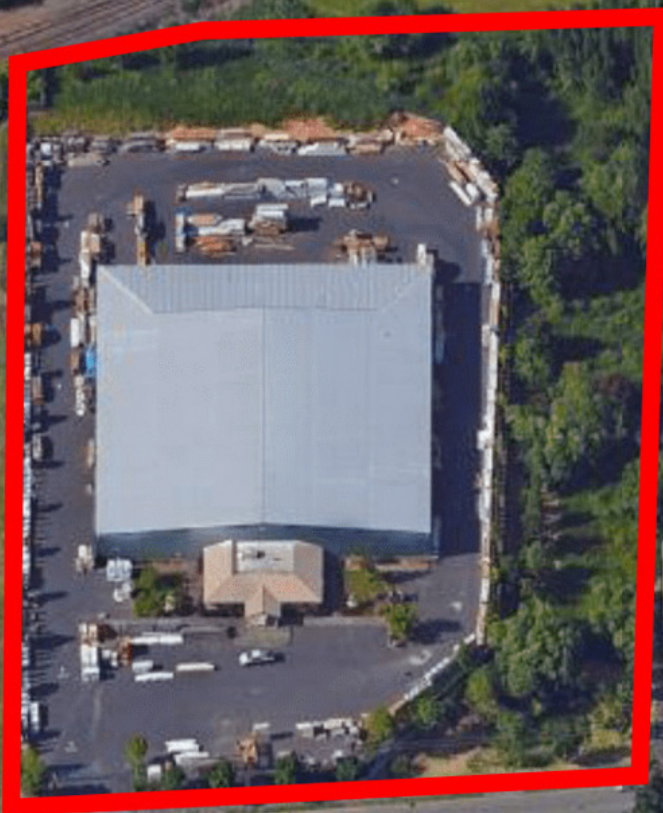


# Industrial Warehouse & Yard

427 SW WOOD STREET, HILLSBORO, OR 97123



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All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

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## PROPERTY DESCRIPTION

Industrial lease opportunity with yard storage. The property is fenced and secured and features a clear-span warehouse with high ceilings, extra covered dry storage areas, heavy power, oversized grade doors, and additional yard space.

The property represents a rare opportunity for a heavy-storage user, including wood products, contractor's yard, raw material storage, and material processing.

The entire property is available for sublease, and can be demised down to smaller spaces.

## OFFERING SUMMARY

Lease Rate:	\$0.90 - 1.00 SF/month (Gross)
Available SF:	15,000 - 39,660 SF
Office:	2,500 SF
Lot Size:	3.27 Acres
Building Size:	39,660 SF
Zoning:	I-G Industrial General, City of Hillsboro



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### PROPERTY HIGHLIGHTS

- On-site parking
- Abundant storage including indoor space and a covered and sprinklered outdoor unit
- Size flexibility
- Fenced and paved land area
- Oversized grade doors
- 3 phase power
- Flexible lease term



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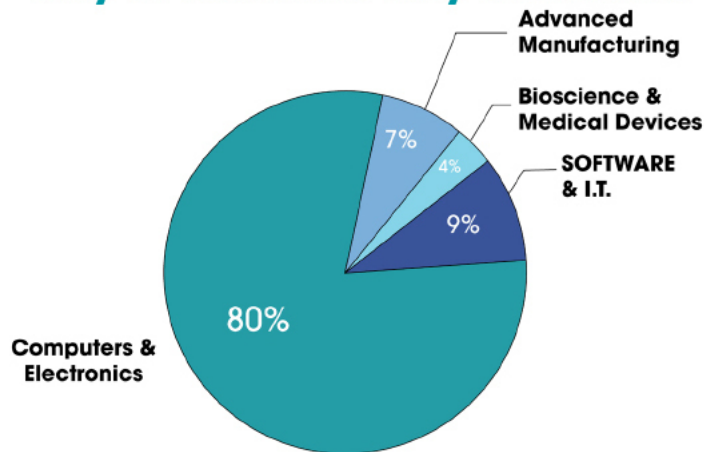
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Founded in 1842, Hillsboro is a technology and manufacturing hub for the Portland Metropolitan region. Since 1950, it has grown from 5,000 to over 100,000 due to diverse industries and job growth that consistently outperforms the region and US. Today, Hillsboro is Oregon's fifth largest

city and has one of the healthiest economies in the Northwest. Also, it happens to be one of the most affordable locations on the west coast.

## City of Hillsboro Key Industries



## City of Hillsboro Average Wage



<b>Computers &amp; Electronics</b>	\$166,984
<b>Software &amp; Information Technology</b>	\$128,332
<b>Advanced Manufacturing</b>	\$89,204
<b>Warehousing &amp; Storage</b>	\$71,953

## City of Hillsboro Education



<b>High School Graduate or Higher</b>	90.3%
<b>Bachelor's Degree or Higher</b>	42%

## Population

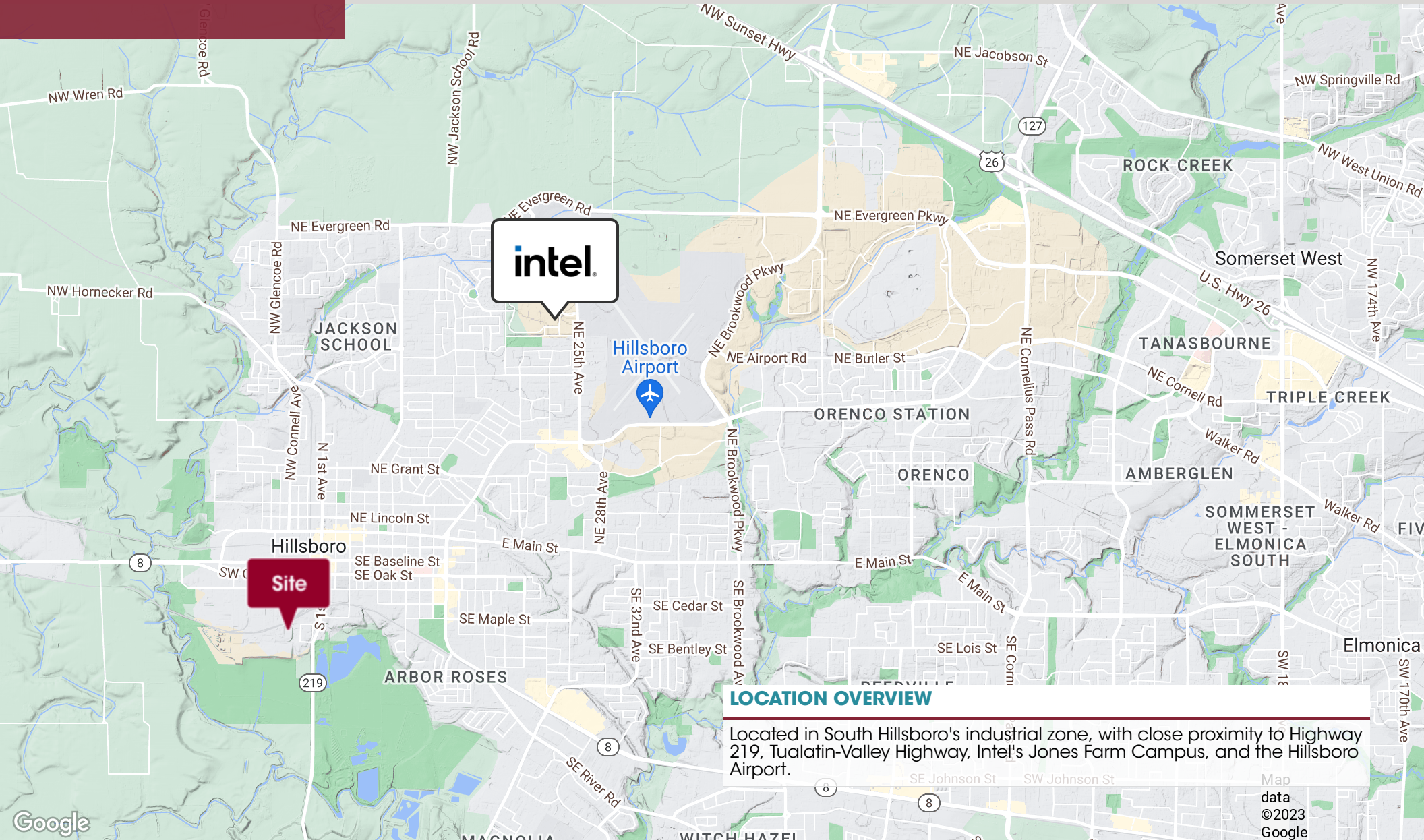


<b>City of Hillsboro</b>	104,670
<b>Portland MSA</b>	2,445,761
<b>Oregon</b>	4,129,803

Source: Oregon Employment Department & City of Hillsboro

FOR SUBLEASE

427 SW Wood Street, Hillsboro, OR 97123



**LOCATION OVERVIEW**

Located in South Hillsboro's industrial zone, with close proximity to Highway 219, Tualatin-Valley Highway, Intel's Jones Farm Campus, and the Hillsboro Airport.

Map data ©2023 Google



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