



# For Sale or Lease

31345 NW Beach Road  
Hillsboro, OR 97124

Rural Industrial Site: Highway 26 Interchange

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# Property Overview

Total Buildings	109,500 SF
Total Lot Size	11.7 Acres
Construction	Metal
Loading	Multiple Loading Doors
Clear Height	Varies
Power	1600-1800 amps at 120/240v 3 phase
Infrastructure	Utilities in Place
Zoning	Rural Industrial Washington County 

# Summary

This is more than dirt and steel—it's a long-term gateway to growth. Sitting on a highly visible corner lot with direct Highway 26 frontage, this property delivers exceptional access and exposure for rural industrial operations.

Zoned Rural Industrial under Washington County, the site offers flexibility to use the existing improvements or develop new facilities through the County's Type I, II, or III processes. Approved uses may include contractor's yard, telecom facilities, forest products, lumber/sawmill operations, concrete or asphalt production, and specialized recreation.

Historically used for seed processing and storage, some buildings remain tailored for the seed industry, while the others—metal warehouse structures with power—are ready for a wide range of rural industrial users.

# Key Highlights

- 500+ feet of Highway 26 frontage
- Washington County tax benefits
- 2 miles from Hillsboro technology developments

**Sale Price: \$6,221,000**

**Lease Rate: Please call broker**



# Area Map



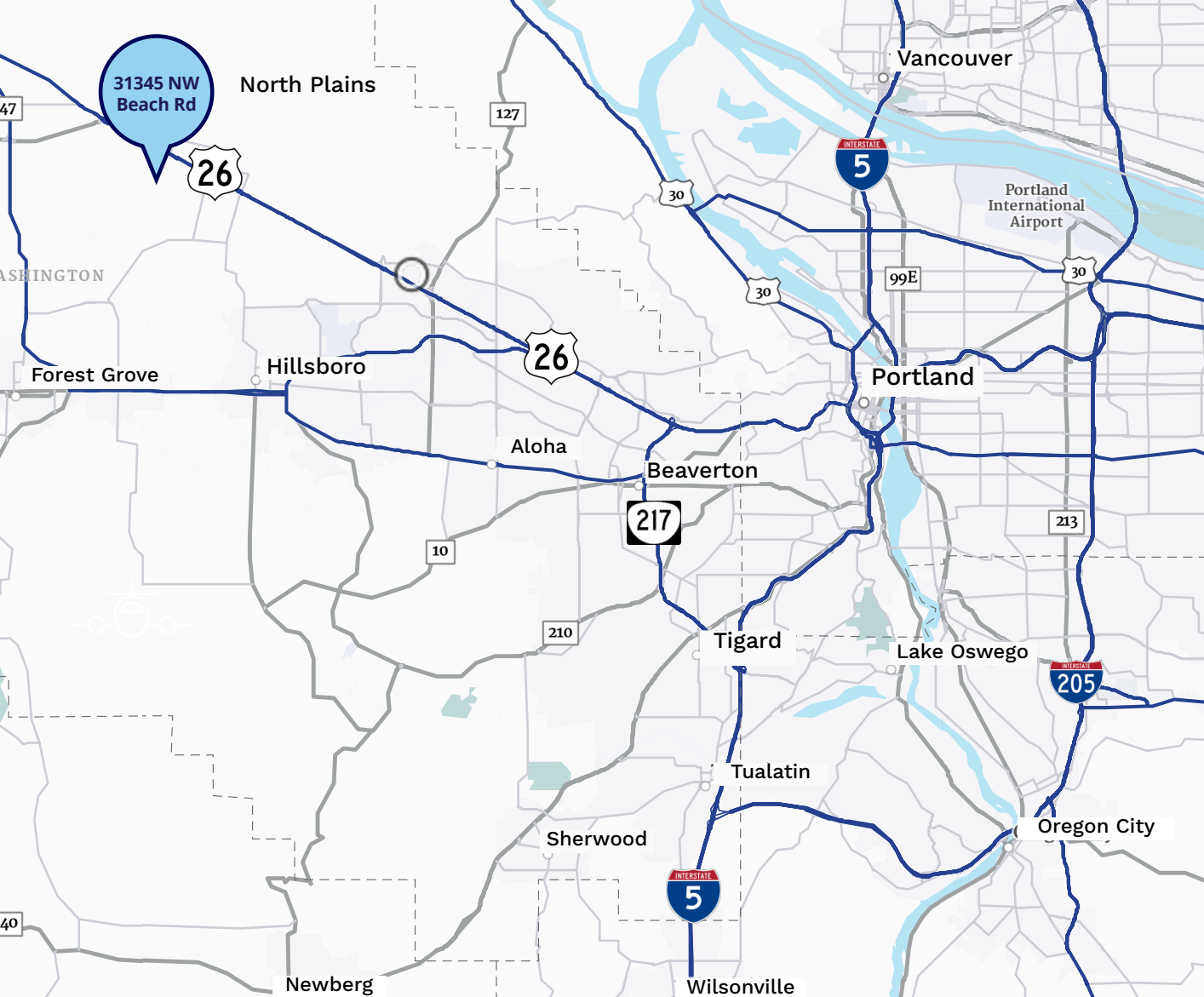
## About North Plains

Located just northwest of Hillsboro, North Plains offers a quieter, small-town atmosphere while remaining closely connected to the region's economic core. Known for its scenic surroundings and recreational amenities such as Pumpkin Ridge Golf Club, it combines rural character with convenient access to Hillsboro's employers and urban amenities, maintaining its agricultural roots while experiencing steady growth.

## About Hillsboro

Hillsboro serves as a major economic and employment hub within the Portland metropolitan area and is recognized as the heart of Oregon's Silicon Forest. It is home to Intel's largest and most advanced research and manufacturing campus worldwide, along with a strong concentration of high-tech industries, including semiconductor manufacturing, bioscience, software development, and information technology.






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