



FOR SALE

943 SW BASELINE ST

HILLSBORO, OR 97123

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**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY DESCRIPTION

Hard to find owner/user opportunity in the heart of Hillsboro's auto row. The site is 1.41 acres with 18,583 SF across two buildings on a versatile split-zoned site (CG/IG) that supports nearly any use. The 943 SW Baseline front building (5,993 SF, CG-zoned) has operated as a tire and repair shop for years, featuring 7 grade-level doors and epoxy-coated showroom/shop flooring.

The rear building (12,590 SF, IG-zoned) adds multiple grade-level doors, epoxy floors throughout, and a fully built-out apartment, ideal for on-site management, additional income, or staff housing. With frontage on a high-traffic corridor surrounded by established auto dealerships, this is a turnkey opportunity for an automotive, retail, or industrial owner-user looking to plant a flag in one of Hillsboro's busiest commercial districts.

PROPERTY HIGHLIGHTS

- 18,583 SF total across two buildings on a split-zoned site (CG/IG).
- Front building: 5,993 SF, CG zoning, currently a tire/repair shop, 7 grade-level doors.
- Rear building: 12,590 SF, IG zoning, multiple grade-level doors, built-out apartment.
- Extensive grade-level loading throughout, ideal for auto, service, or industrial users.
- Own and occupy the entire site, or lease out one building and operate from the other.

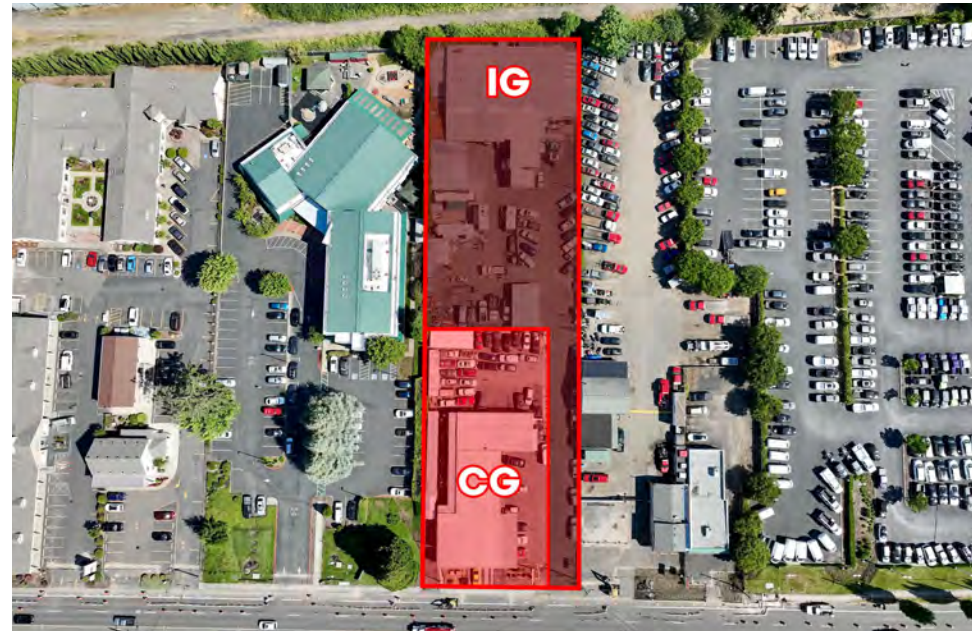
OFFERING SUMMARY

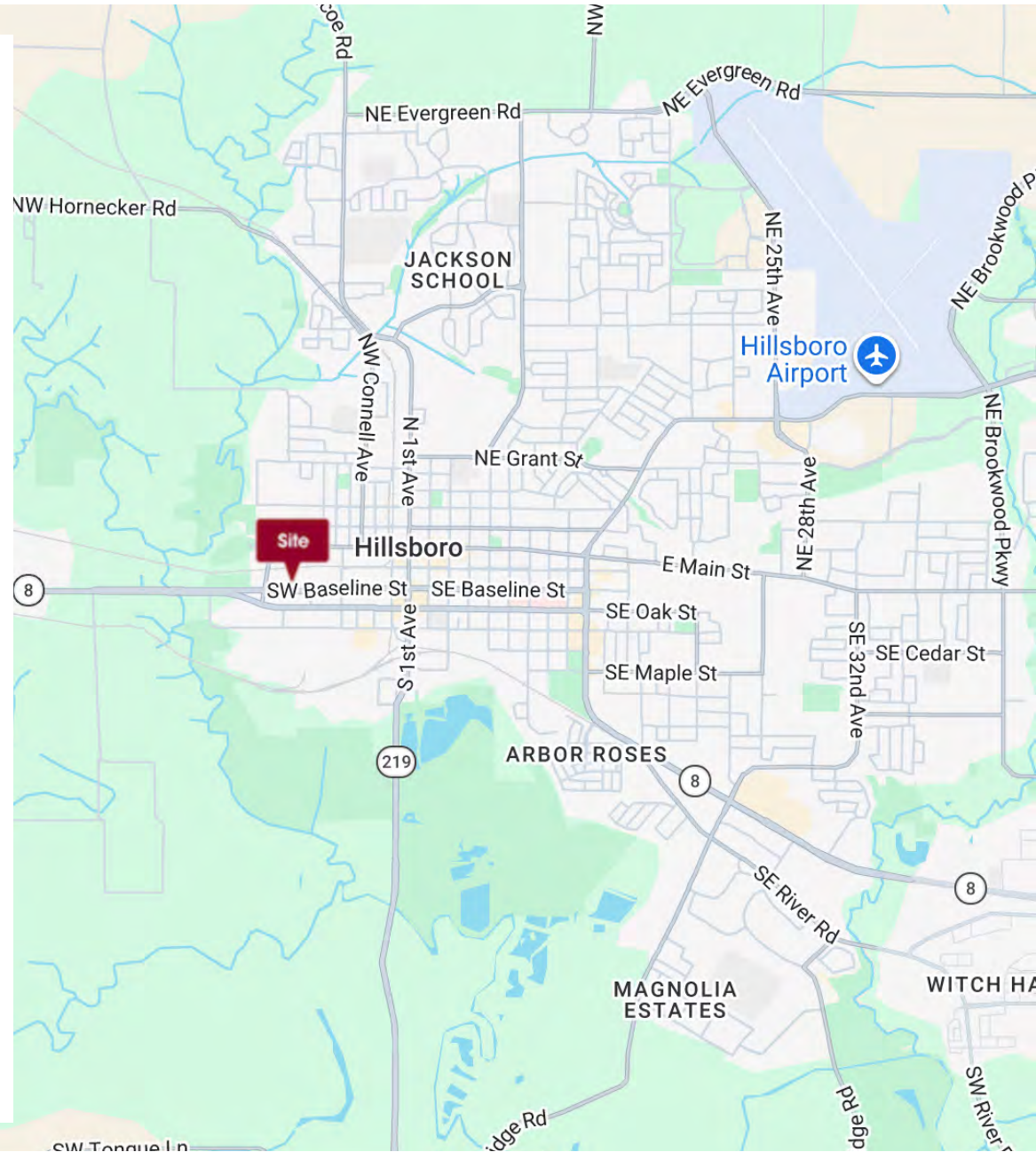
Sale Price:	Contact Broker
Lot Size:	1.41 Acres
Building Size:	±18,583 SF
Zoning:	CG/IG

- *Businesses available for sale in addition to the real estate*
- *Enclosed SF vs. Under Cover SF to be confirmed*

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LOCATION OVERVIEW

The property is along Hillsboro's Oak/Baseline corridor (OR-8), a high-visibility, high-traffic arterial through the heart of Hillsboro's auto row. The site is surrounded by an established cluster of auto dealerships and automotive-service and retail users, giving it immediate frontage exposure and built-in customer traffic for a similar use. It's just blocks from Hillsboro's downtown core, with easy access to 10th Avenue, Main Street, and TV Highway (OR-8), plus convenient connections to Hwy 26 for the greater Portland Metro trade area.

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