



8210 MAUZEY COURT HILLSBORO, OR 97124



20,000 RSF
Flex/Industrial

100% Occupied
2-5 Year Options at FMV

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EXECUTIVE SUMMARY

PREMIER CLIMATE-CONTROLLED FLEX INDUSTRIAL ASSET

20,000 SF building | \$5.65MM | 2027 NOI: \$330,141.80

This high-quality 22,781 SF flex/industrial property offers a rare opportunity to acquire a fully leased, turnkey asset occupied by True Terpenes, a leading fragrance and aroma manufacturer. Extensively improved in 2021, the building features a modern, high-end interior buildout funded primarily by the tenant, including professionally designed office space, advanced production areas, clean rooms, and a fully climate-controlled warehouse—ideal for precision manufacturing or specialized industrial users.

The efficient 20,000 SF rentable layout (57% office/production, 43% warehouse) provides exceptional functionality, complemented by 25-foot clear heights, two grade-level doors, and ample on-site parking. Constructed with durable concrete tilt-up materials, the property is well maintained with no deferred maintenance.

Strategically zoned Industrial Park (IP), the asset supports a wide range of industrial uses, combining flexibility, modern infrastructure, and strong in-place tenancy—positioning it as an attractive investment or owner-user opportunity in today's market.



PROPERTY OVERVIEW ||

Addresses	8210 Mauzey Court, Hillsboro, OR 97124
County	Washington
Price	\$5.65MM
Building	11,405 SF Office / 8,595 SF Warehouse
Dock Doors	2 grade level doors
Parking	37 Auto Parking Spaces
Year Built	2008
Occupancy	100%
Zoning	IP (Industrial Park)
Lot Acres	1.79 Acres

INVESTMENT SUMMARY

STRONG CASH-FLOWING INDUSTRIAL INVESTMENT

This fully leased, high-quality flex/industrial asset offers stable in-place income backed by a specialized tenant within a modernized facility. The property benefits from significant tenant-funded improvements completed in 2021, resulting in a highly functional and efficient layout suited for advanced manufacturing and production uses.

Durable tilt-up construction, strong physical condition, and excellent upkeep position the asset for continued performance. Industrial Park zoning allows for broad future utility, supporting long-term value and adaptability. With modern systems, climate-controlled warehouse space, and a strategic design, this investment presents a compelling opportunity for investors seeking dependable cash flow and strong underlying real estate fundamentals.



FULLY LEASED

Established Tenant



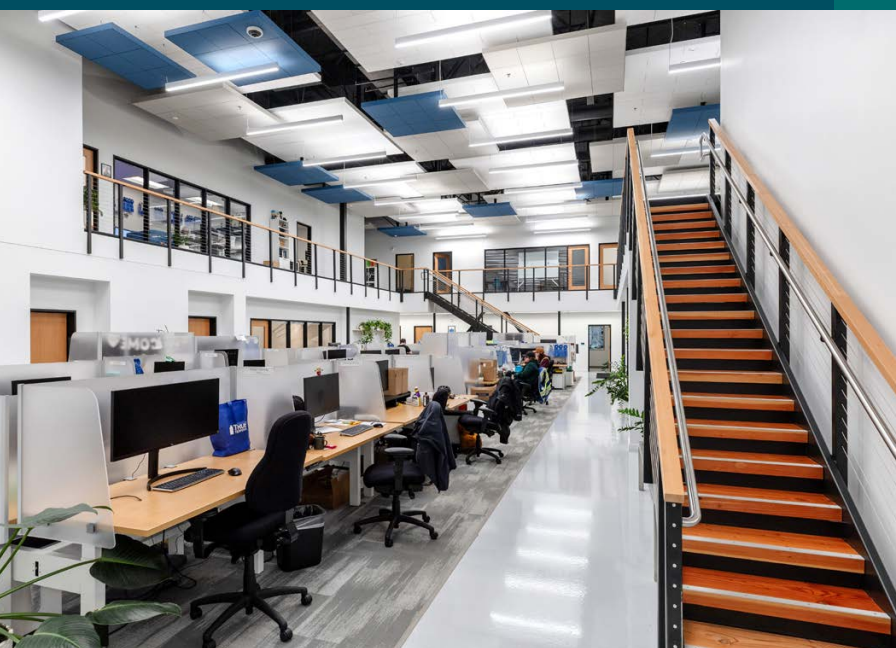
MODERN BUILDOUT

Well Maintained Space

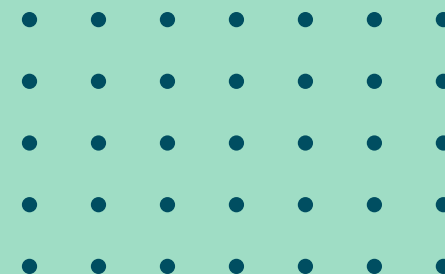
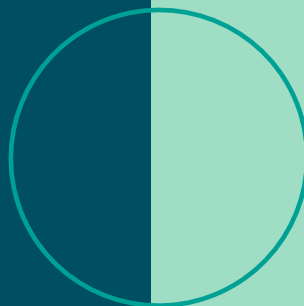


FLEXIBLE ZONING

Supporting Long-Term Value



INVESTMENT HIGHLIGHTS



\$4M+ OF TENANT-FUNDED IMPROVEMENTS

The 2021 buildout was funded primarily by True Terpenes, investing over \$4,000,000 into a high-end office finish, advanced production areas, clean rooms, and a fully climate-controlled warehouse. This level of tenant investment signals long-term commitment to the location and leaves an owner with a highly improved asset at a basis well below replacement cost.



STABILIZED, MISSION-CRITICAL OCCUPANCY

100% leased to True Terpenes, a global flavor and terpene solutions provider operating under ISO 9001, GMP, and FSSC 22000 certifications. The specialized nature of the buildout — clean rooms, climate control, purpose-built production space — makes this a mission-critical facility for the tenant and a difficult space to replicate or easily vacate.



FLEXIBLE, FUTURE-PROOF ZONING

Zoned Industrial Park (IP), supporting a wide range of industrial, flex, and advanced manufacturing uses — providing an owner-user or investor with long-term adaptability beyond the current tenancy.



STRONG RELATIVE MARKET FUNDAMENTALS

Washington County industrial and flex occupancy stands at 92.0%, outperforming comparable western markets including Sacramento, Phoenix, Las Vegas, and Boise. Small-bay product — the category this asset falls into — has driven the majority of recent leasing activity in the submarket, with over 90% of Q2 2026 leases signed under 50,000 SF.



LOCATED IN A PREMIER TECH SUBMARKET

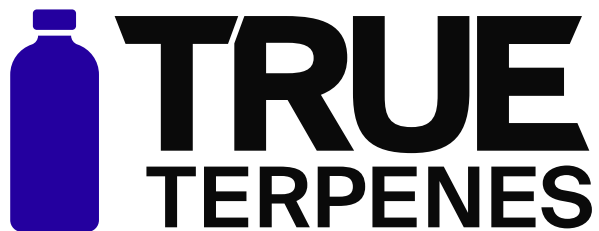
Situated in Hillsboro within Washington County, home to Intel, Tokyo Electron, and ASML. The surrounding 5-mile radius supports 4,628 businesses and 64,124 employees, with 72.5% white-collar employment and average household income of \$150,819 — a demographic base that underpins durable industrial and flex demand.



WELL-CONNECTED LOCATION

14.9 miles to I-5, 8.2 miles to Hillsboro Airport (HIO), and 25.5 miles to PDX, keeping the asset connected to regional logistics and labor pools without the congestion of closer-in Portland submarkets.

TENANT OVERVIEW



True Terpenes is a next-generation flavor house and terpene solutions partner dedicated to creating extraordinary sensory experiences through science, innovation, and craftsmanship. Combining advanced analytics, sensory research, headspace terpene analysis, and proprietary hemp genetics, we develop authentic flavors and aromas that elevate products across vape, flower, pre-rolls, edibles, beverages, and more.

Our end-to-end approach supports customers throughout the entire product lifecycle, from concept and new product development to formulation, commercialization, and ongoing innovation, delivering tailored solutions that help brands grow with confidence. Built on an unwavering commitment to quality, safety, and

consistency, our True Grade Quality platform is backed by ISO 9001, GMP, and FSSC 22000 certifications, ensuring trusted ingredients and reliable performance across domestic and global markets.

As creators, scientists, and problem-solvers, we blend the art of flavor creation with rigorous scientific standards to simplify complexity, unlock new possibilities, and help brands develop products that stand out in an increasingly competitive marketplace. Together with our partners, we are advancing the future of terpene science while creating exceptional sensory experiences that consumers remember, trust, and enjoy.



LEASE ABSTRACT

Operating Expenses

Tenant pays as additional rent its share of all operating expenses for the building, which include, all costs and expenses of operation, maintenance, management, and repair of the building as determined by standard real estate accounting practice, including wages, salaries and benefits of employees, accounting, legal and professional fees.

Interest on Past Due Obligations

5% interest on amounts due Landlord that are late by ten business days.

Other Periodic Payments

Tenant payment responsibilities include: Real Property Taxes; Utilities; Insurance Premiums; Maintenance, Repairs and Alterations; Association fees and dues, if any; and Management and accounting fees, if any.

Insurance

General liability policy of \$4,000,000 combined single limit bodily injury and property damage. Tenant shall, at Tenant's expense, obtain and keep in force during the Lease Term an "all risk" insurance policy with a sprinkler damage endorsement covering Tenant's personal property, etc, in an amount not less than 100% of their a

Restoration

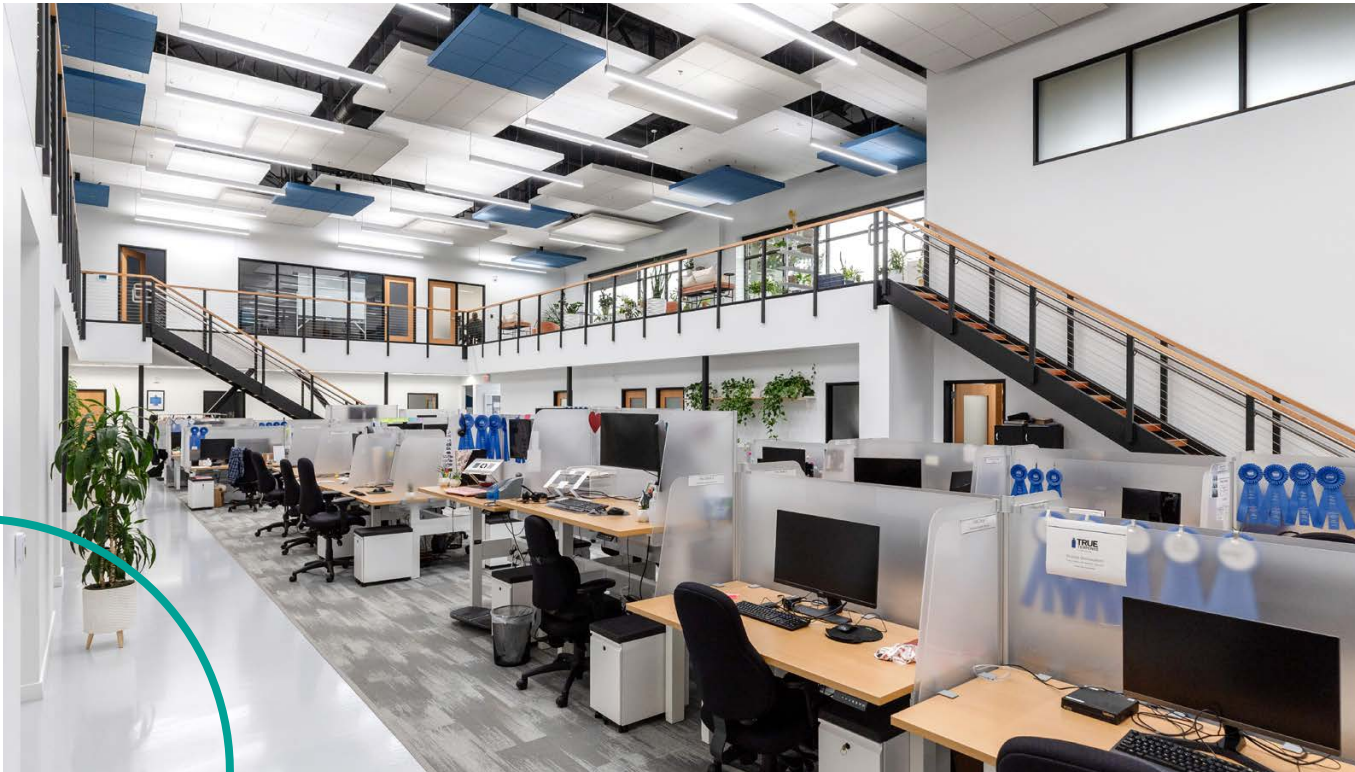
Upon the expiration or earlier termination of this Lease, Tenant shall surrender the Premises to Landlord, broom clean and in the same condition as received on the Commencement Date.

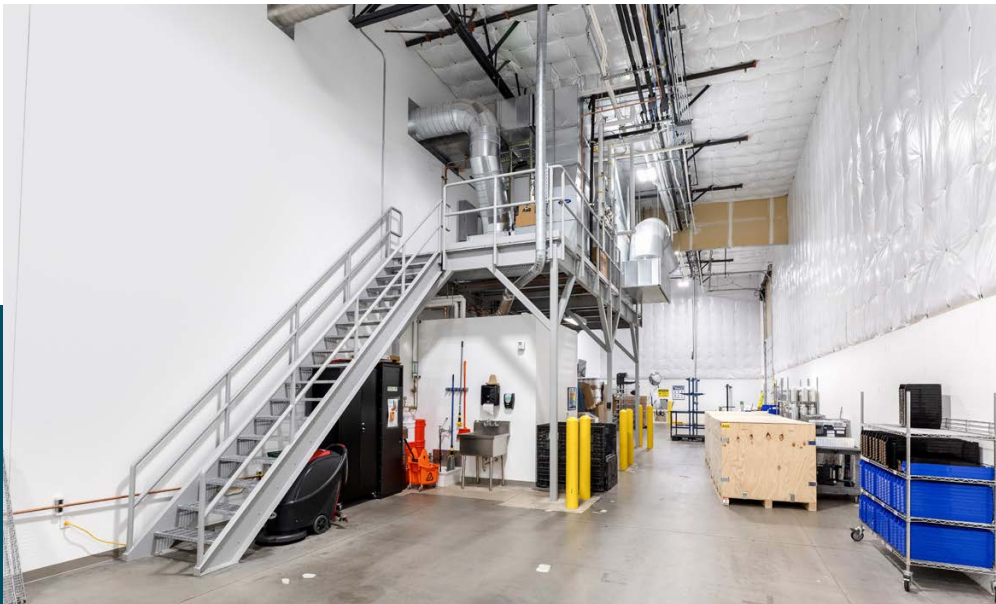
TRUE TERPENES ||

Overall SF	20,000 SF Building
Office SF	11,405 SF
Lease Type	NNN
Commencement	2021
Expiration Date	2-29-32
Term	72 Months
Renewals	2 - 5 Yr Options at FMV
Tenant Investment	Approx. \$4MM
2027 NOI	\$330,141.80
Annual Escalations	2%

Current Lease Base Rent

From	To	Office \$/PSF/Mo.	Monthly	Annual
3-1-2026	2-28-2027	\$1.353	\$27,060.80	\$324,729.60
3-1-2027	2-29-2028	\$1.380	\$27,602.02	\$331,224.24
3-1-2028	2-28-2029	\$1.408	\$28,154.06	\$337,848.72
3-1-2029	2-28-2030	\$1.436	\$28,717.14	\$344,605.68
3-1-2030	2-28-2031	\$1.465	\$29,291.48	\$351,497.76
3-1-2031	2-29-2032	\$1.494	\$29,877.31	\$358,527.72





DEMOGRAPHICS

within a 5 mile radius

BUSINESS DEVELOPMENT ||



4,628

Total Businesses



64,124

Total Employees



72.5%

White Collar Jobs



14.3%

Blue Collar Jobs

TOP INDUSTRIES ||



Advanced
Manufacturing



Computers &
Electronics



Bioscience &
Medical Devices

TOP EMPLOYERS ||

intel®

TEL
TOKYO ELECTRON

ASML



Average Household Income

\$150,819



Median Age

36.9



Total Population

196,026



Total Households

74,332



Growth Rate (5 yr Forecast)

0.58%

REGIONALLY CONNECTED



25.5 miles
to PDX Airport



23.8 miles
to Port of Vancouver



21.4 miles
to SR-14



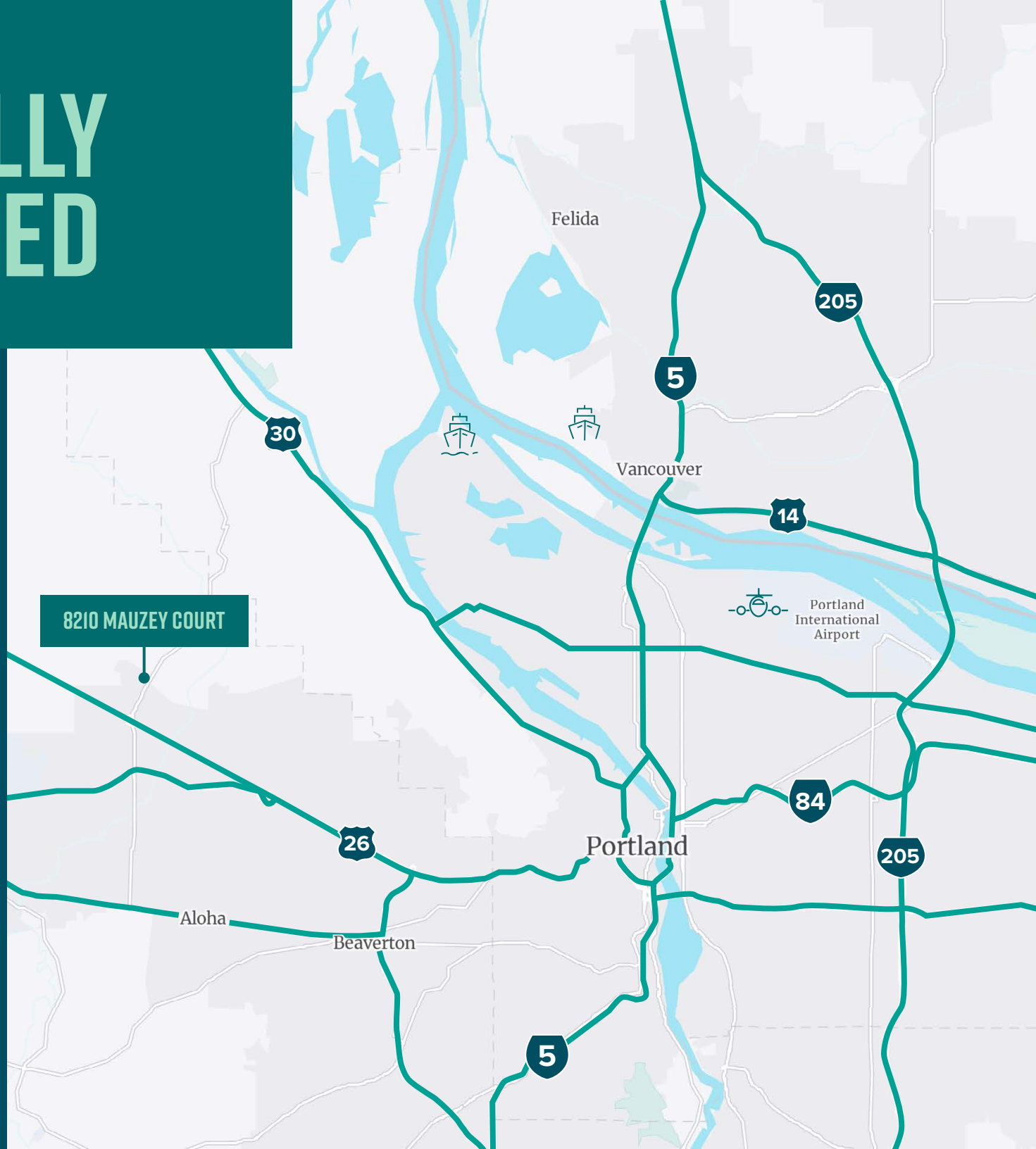
14.9 miles
to I-5



21.7 miles
to I-205



21.4 miles
to Downtown Vancouver



NATIONAL REACH

DISTANCES ||

TO CITIES

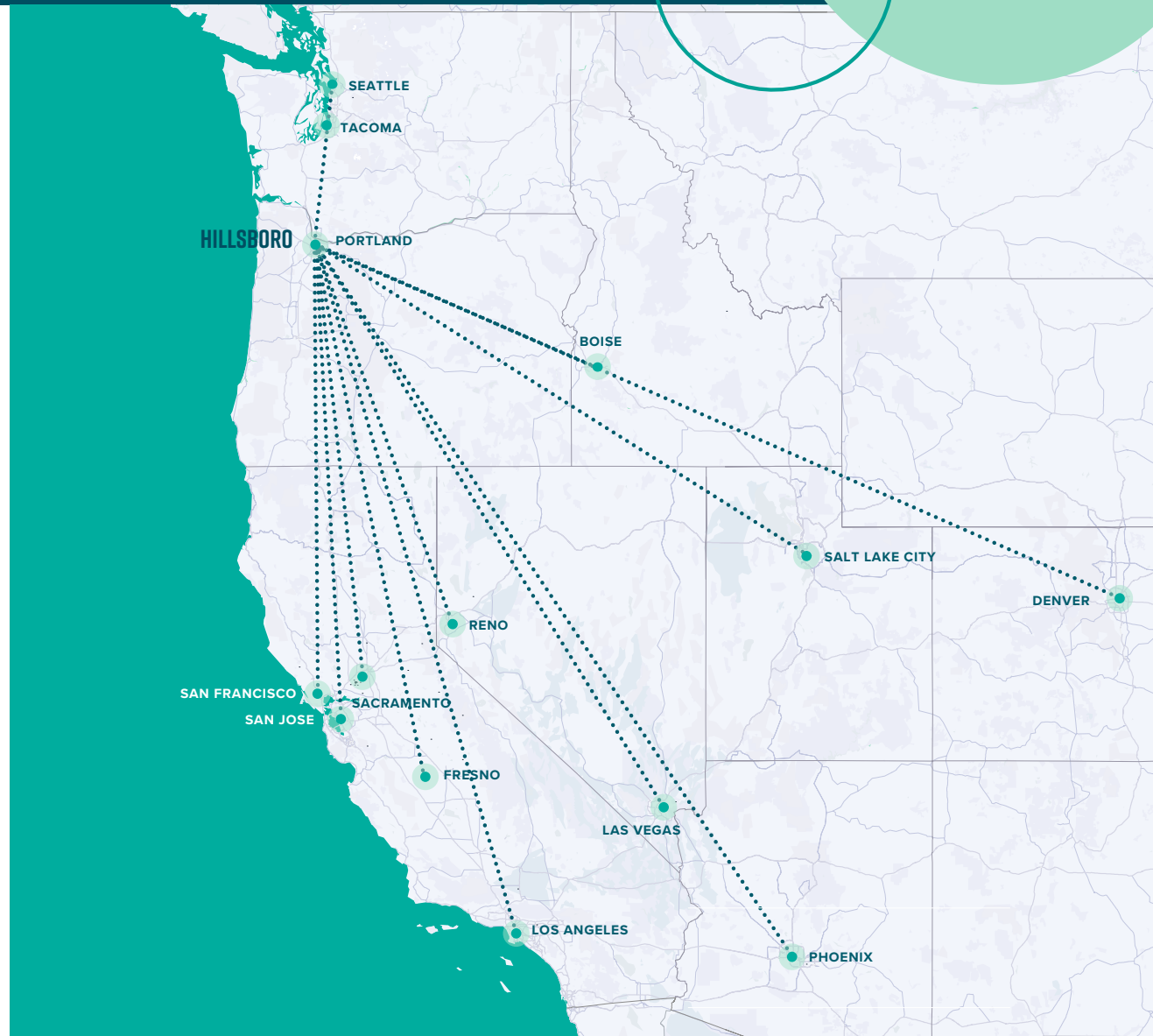
	MILES
Tacoma	148
Seattle	180
Boise	445
Reno	538
Sacramento	587
San Francisco	642
San Jose	674
Fresno	756
Salt Lake City	780
Los Angeles	970
Las Vegas	976
San Diego	1,089
Denver	1,255
Phoenix	1,277

TO PORTS

Port of Portland, Terminal 4	10.7
Port of Portland, Terminal 5	13.2
Port of Portland, Terminal 6	13.7
Port of Portland, Terminal 2	12.8
Port of Tacoma	152
Port of Seattle	182

TO AIRPORTS

Portland International Airport (PDX)	25.5
Hillsboro Airport (HIO)	8.2



ACCESSIBLE LOCATION





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Contact Us For More Information

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