

185 W MAIN ST

*Hillsboro Industrial/Service
Buildings with Large Yard*

*Buildings Divisible to $\pm 6,900$ SF
Yard Divisible to ± 2 Acres*

HILLSBORO, OR 97123

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185 W MAIN ST



SUBJECT
PROPERTY

LEASED

SW BASELINE ST

8

SW MAIN ST

HIGHLY ACCESSIBLE HILLSBORO LOCATION

*Excellent image and exposure on SW Main St just off
prominent intersection of SW Baseline and SW Walnut St.*

AVAILABLE FOR LEASE

TOTAL
LAND AREA ±7.12 acres (over 2 parcels)

USABLE
LAND AREA ±4.0 acres (estimate)

TOTAL
BUILDING AREA
Building 1 ±8,220 SF
Building 2 ±8,550 SF
Total ±16,770 SF

BLDG 1 FEATURES 5,400 SF showroom/office

BLDG 2 FEATURES 4-bay service shop and warehouse

LOADING Grade-level loading, with additional dock
and grade-level doors available on request

YEAR BUILT 1973 / 1998

WASH PAD On-site wash pad with fully contained
filtration system

CLEAR HEIGHT ±22'

POWER Single-phase electrical power

UPDATES Owner is in the process of remodel
including additional grade-level loading,
paint, lighting, and landscaping. More
improvements can be made on request.

SIGNAGE Pylon signage along SW Main St,
on-building signage as desired

LOCATION Amazing Hillsboro location close to Hwy 26,
Hillsboro Airport, Nike, and Intel

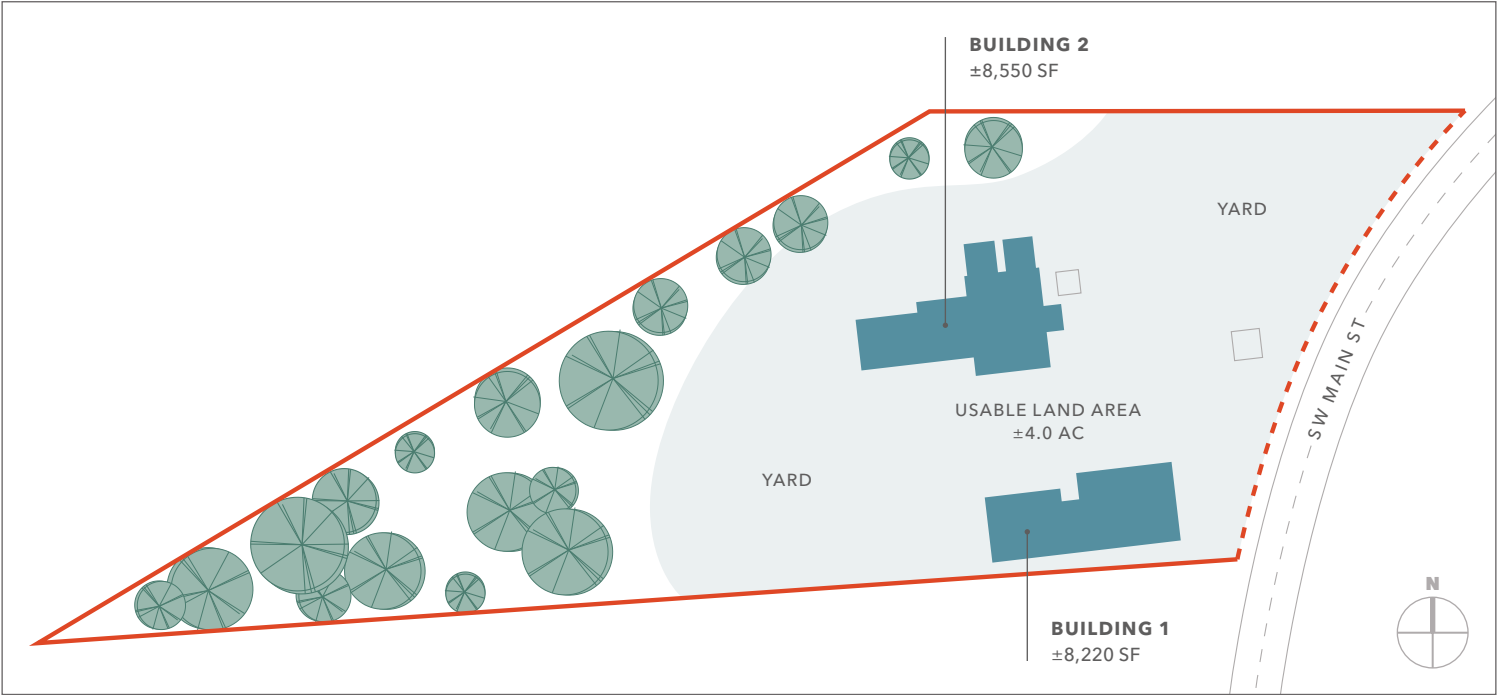
ZONING Flexible General Industrial Zone (I-G)

ALLOWABLE
USES Sales, service, wholesale, manufacturing,
warehouse, production, recycling, recreation,
lodging, dining, education, office, vehicle
and self-storage

LEASE RATE Call for quote

KIDDER MATHEWS

SITE PLAN





185 W MAIN ST

*For more information on
this property, please contact*

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