

# FOR SALE OR LEASE



**5976 SE ALEXANDER STREET, HILLSBORO**

**Concrete Tilt Construction, New in 2000. Excellent location off TV Highway**

**± 12,580 SF includes 3,480 SF of improved office build out. 4,500 SF leased beginning 5/1/05. ±8,080 SF Vacant.**

Flexible layout designed to accommodate multiple tenants, and second floor office.

**Building Dimensions:** 180' x 60', Divisible to 1,800 SF units

**Ceiling Ht:** 22', **Electrical:** 1200 amp, 120/208 volt, 3 phase

**Heat:** Gas Heat in Warehouse, Sprinklered

**Loading:** Seven 12'x14' grade level roll up doors

2.1/1000 Parking Ratio

**Outside Storage:** ±6,000 SF Fenced Paved Yard with Separate Entrance

**Site Size:** 38,063 SF

**Zoning:** MP, PUD overlay City of Hillsboro

**Call for Additional Information**

**Price:** \$1,100,000.00

**Lease Rate:** .57/NNN

**For More Information or to Arrange a Tour Contact:**

**CINDY BROWN, SIOR**

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[WWW.COMMERCIALQUESTNW.COM](http://WWW.COMMERCIALQUESTNW.COM)



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*Information contained herein has been obtained from others and considered to be reliable. However, a prospective buyer or tenant is expected to verify all information to his or her own satisfaction.*

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