

# FOR SALE LEASED INVESTMENT



***Concrete Tilt Construction, New in 2000. Excellent off TV Highway at 239<sup>th</sup>.***

± 12,750 SF includes 6,600 SF of improved office/flex build out  
Currently 100% Occupied by Three Tenants. Flexible layout designed to accommodate multiple tenants, and second floor office. Building Dimensions 180'x 60'  
Ceiling Ht: 22', Electrical: 1200 amp, 120/208 volt, 3 phase  
Heat: Gas Heat in Warehouse, Sprinklered  
Loading: Three 12'x14' grade level roll up doors  
2.1/1000 Parking Ratio  
Site Size: 37,454 SF  
Zoning: MP, PUD overlay City of Hillsboro  
Call for Additional Information

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

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

**CINDY BROWN, SIOR**  
**503.452-4000**

**WWW.COMMERCIALQUESTNW.COM**

R. Starr, Trustee, is a licensed broker



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