

FOR SALE

4605 NW 235th Avenue, Hillsboro



4605 NW 235th Avenue

- ◆ Approximate 3.3/4 acre site
- ◆ M-P Industrial Park Zoning
- ◆ 40,000 +/- SF shell (expansion possible)
- ◆ 2,500 +/- SF office
- ◆ Hazardous Material Storage Rated
- ◆ \$3,950,000



Integrated Corporate Property Services

CORFAC INTERNATIONAL

"LOCALLY OWNED, GLOBALLY CONNECTED"

For additional information, please contact:

Mark Childs, SIOR
mchilds@icps.biz
503.345.0321

1201 SW 12th Avenue, Suite 224 • Portland, OR 97205 • 503.345.0331 • 503.722.8103 fax • www.icps.biz

The information contained herein has been provided by either the property owner or secondary sources we deem reliable. Although Integrated Corporate Property Services has no reason to doubt its accuracy, we have not independently confirmed the information and do not guarantee it. All information (including square footage) should be verified and each property should be analyzed prior to purchase or lease based on individual needs.

Building Amenities

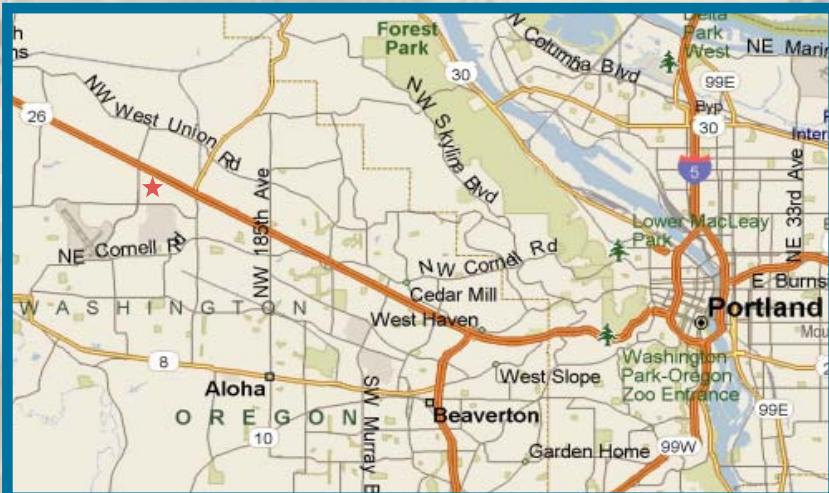
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- ◆ Concrete tilt construction
- ◆ Site prepped and gravelled for expansion
- ◆ Building demised into 4 sections with through roof concrete wall
- ◆ 24' clear height
- ◆ 7 dock high doors
- ◆ 6 doors with pit mounted levelers, seals & lights
- ◆ 1 grade door
- ◆ 1,200 Amp panel at 480 volts distributed power
- ◆ Metal halide lighting
- ◆ Wet sprinkler system
- ◆ Supplementary Aqueous Film Forming Foam (AFFF) system
- ◆ 6 roof mounted HVAC units with installation on exterior walls
- ◆ Sky lights with smoke vents
- ◆ Supplementary warehouse ventilation to exterior
- ◆ Hazardous material containment curbing
- ◆ Two 6W x 4H x 3D push back pallet rack systems
- ◆ 1,150 SF and 100 SF coolers
- ◆ Concrete truck / auto parking apron
- ◆ Fully fenced site

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Site Information



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