



FOR SALE / LEASE

5293 NORTHEAST ELAM YOUNG PARKWAY, SUITE 190
HILLSBORO, OR 97124

CLAYTON MADEY, SIOR
503.972.7277
clayton@macadamforbes.com

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES



PROPERTY DESCRIPTION

Unique opportunity to own or lease a small, functional industrial property in Hillsboro, OR. The property features an office, a storefront, and a warehouse area accessed via two grade-level doors. The warehouse features power upgrades to accommodate heavy power use.

PROPERTY HIGHLIGHTS

- Heavy power
- Grade level loading
- Ready for occupancy

OFFERING SUMMARY

Sale Price:	\$499,000
Lease Rate:	\$2,400 per month (NNN)
Available SF:	1,606 SF

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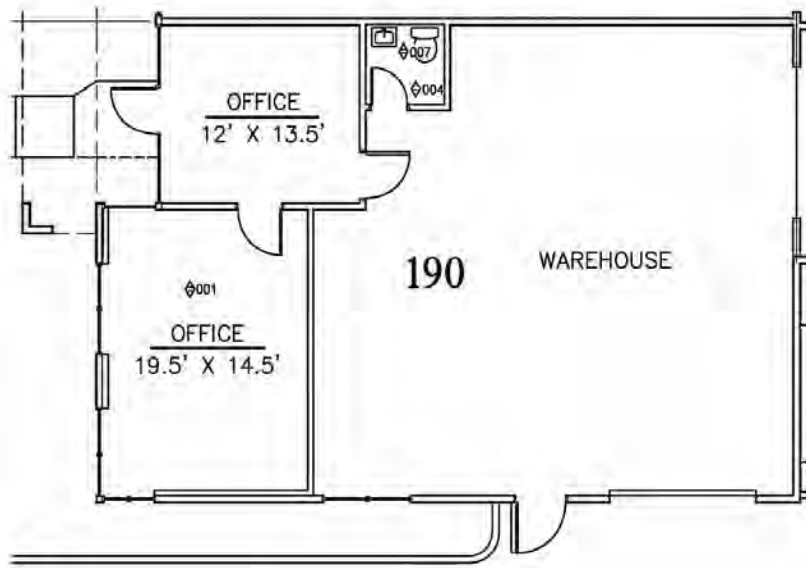
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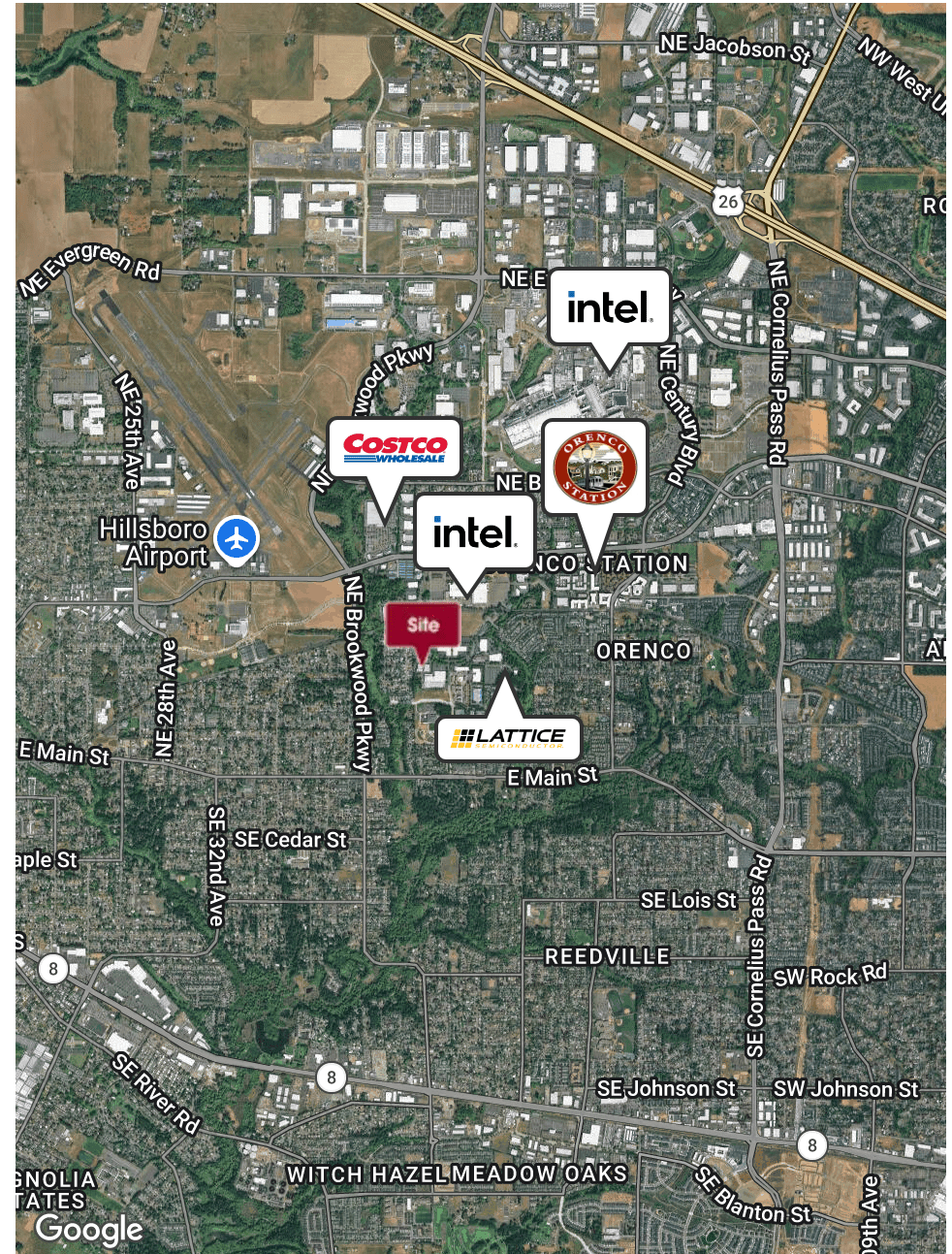
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LOCATION DESCRIPTION

Prime Hillsboro location with close proximity to major industry players like Intel, Lattice Semiconductor, Costco, Hillsboro Airport, and more, as well as retail options including Orenco Station.



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