



For Sale > Hillsboro Light Industrial/Church

5170 NE Five Oaks Drive, Hillsboro, Oregon 97124

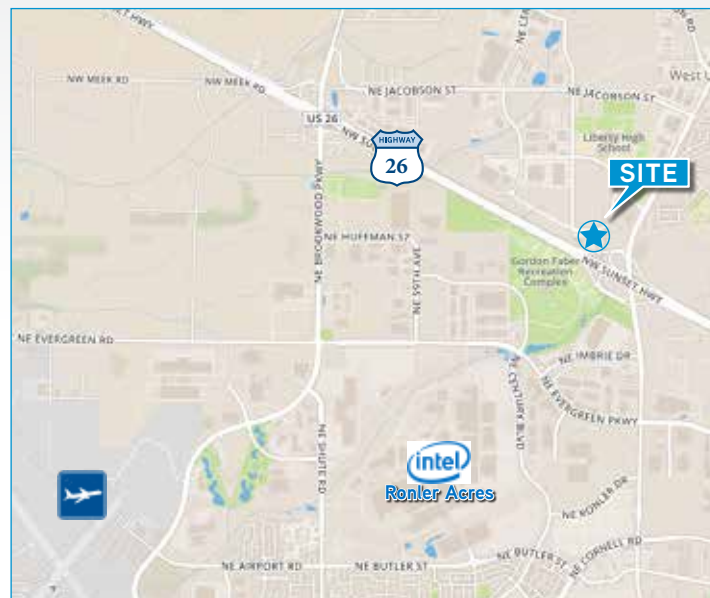
- > 24,781 SF concrete-tilt building constructed in 1999
- > 1.73-acre site with approximately 40 parking spaces
- > Zoned IP-Industrial Park
- > Two demised spaces:

Church - Approximately 17,600 SF including sanctuary, multi-purpose room, gym area, meeting rooms, and office.

Tenant 1 - Bright Star Learning Center (use agreement) occupies various parts of the church on a shared basis through March 31, 2020

Tenant 2 - Mound Time, LLC - 7,155 SF, expiring July 31, 2020 with two one-year renewal options

- > 24-foot warehouse clear height
- > Two (2) dock-high doors; four (4) grade level doors

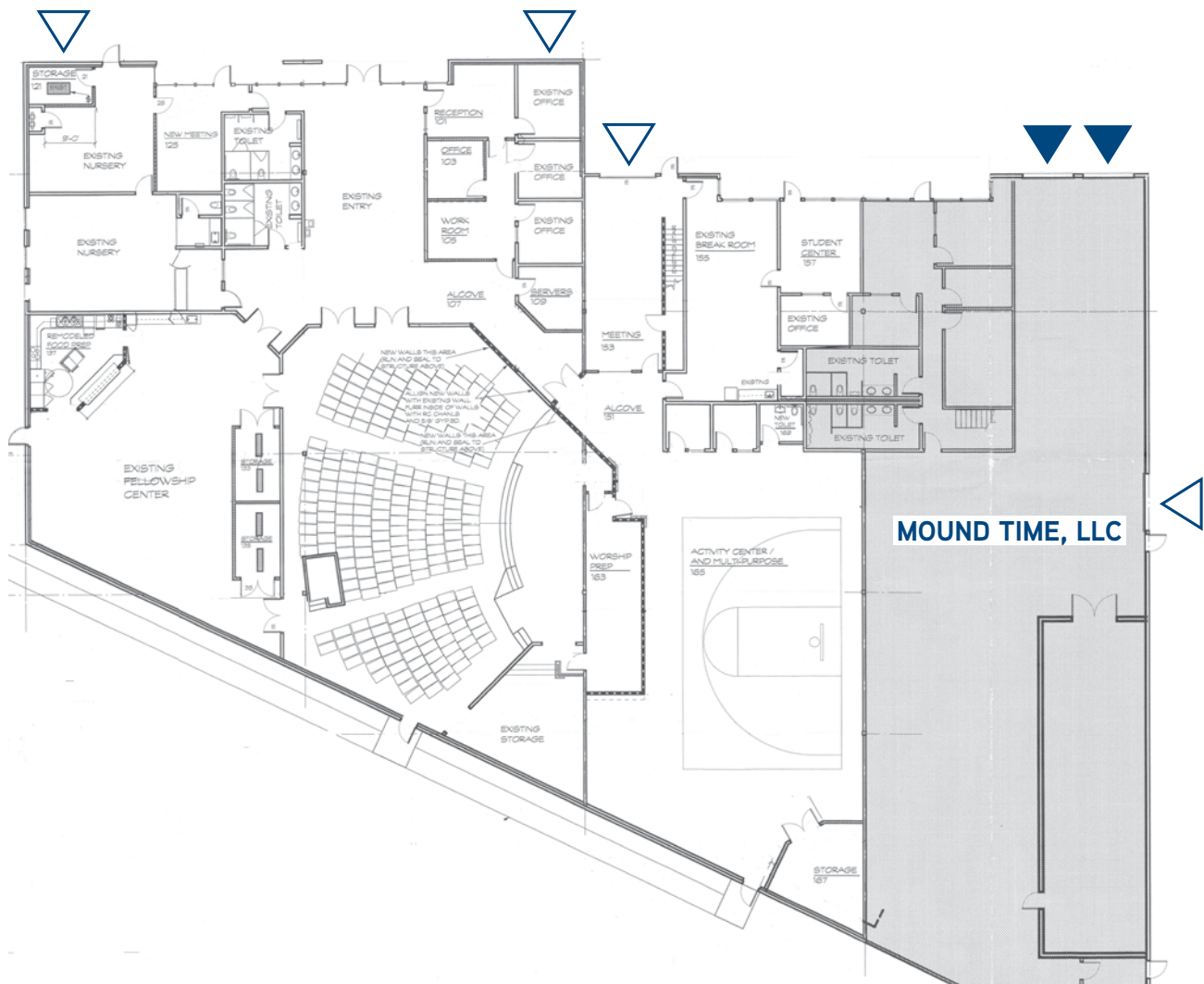


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Price: \$3,750,000



FOR SALE > HILLSBORO LIGHT INDUSTRIAL/CHURCH



Northwest Building Exposure



Northeast Building Exposure



Southern Freeway Exposure



Interior Sanctuary