## For Sale 14000 sqft Industrial 100, Occupied, 7 Present Cap (Hillsoboro)



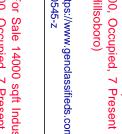


Attention Commercial Brokers! Do you have a client looking for a Value Ad Project with good cash flow? 14000+sq/ft Tilt Up Industrial 100% leased Great tenants! Next door to Intel and Hillsboro Airport. Includes plan for additional 17000 sq/ft value ad (17k sf/ft ad on cost 1m) will increase cap potential to over 11%.

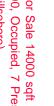
Recent appraisal 2.6mil Seller needs cash. Will sell now for 2.5m

Listed by Gene Anderson. Broker The Sunset Group, Inc

















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