

# Attention Commercial Brokers Industrial Building For Sale (Hillsboro)



Location **Oregon**  
<https://www.genclassifieds.com/x-440546-z>



Over 14000 sq/ft Industrial (additional 17000 sq/ft may be added)  
100%, Occupied  
7% Present Cap

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 drawing for additional the 17,000 sq/ft value ad  
(17k sf/ft ad on cost 1m and will increase the cap potential to over 11%.  
Will sell 100k under new appraisal  
\$2,500,000

Listed by Gene Anderson. Broker  
The Sunset Group, Inc



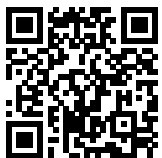
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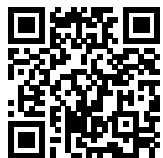
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