

FOR LEASE: 1449 NE 25th Avenue, Suite F, Hillsboro OR 97214



**5,000 SF Industrial Warehouse / Office Space | 12,000 SF Fenced & Graveled Yard
Warehouse with Office & Restroom | Three 14' Grade-Level Doors |
Excellent Location Near Hillsboro Airport**



The information shown has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumptions, or estimates are, for example, only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors, which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine your satisfaction and suitability of the property for your needs.

Investment Highlights

Address
City, State, Zip

**1449 NE 25th Ave, Suite F,
Hillsboro OR 97124**

Highlights:

5,000 SF Industrial Warehouse / Office Space | 12,000 SF Fenced & Graveled Yard

Warehouse with Office & Restroom | Three 14' Grade-Level Doors | Excellent Location Near Hillsboro Airport

\$1.10/SF/Month NNN Warehouse Rate | \$0.20/SF/Month Yard Rate | Estimated NNN Expenses: \$0.483/SF/Month

Total Base Rent: \$7,900/Month | Estimated NNN: \$2,415/Month | Total: \$10,315/Month

Rent

5,000 SF warehouse w/office space
\$1.10 PSF p/mo NNN

\$5,500 p/mo NNN

12,000 SF fenced and graveled yard
\$.20 PSF p/mo

\$2,400 p/mo

Total monthly

NNN's @ \$.483 PSF

\$7,900/ NNN

Total:

\$2,415 p/mo

\$10,315.00



Presented by:

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