

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



Location **Oregon**  
<https://www.genclassifieds.com/x-440545-z>

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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