

SEWELL CORPORATE PARK

4630 NW 273RD AVENUE - 4915 NE SEWELL AVENUE
HILLSBORO, OR 97124



RENDERING OF SITE

DEVELOPED BY:

Trammell Crow Company

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SEWELL CORPORATE PARK

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Sewell Corporate Park is a new-construction industrial development with ample loading and parking, located in the heart of Hillsboro's technology corridor. There is flexibility in size and configuration depending on a user's need.

Allowed uses including but not limited to:



DATA CENTERS



LOGISTICS



MANUFACTURING



SEMICONDUCTOR



RESEARCH &
DEVELOPMENT



FOOD PRODUCTION



BIOTECH



CORPORATE
HEADQUARTERS

THE HIGHLIGHTS

- Occupancy Q2 2025
- Building Sale and Lease opportunities
- Hillsboro municipal utilities
- Build-to-suits available
- Clear height: 36' for Building 2 and 32' for Building 1
- The next development on the path of progress in the North Hillsboro Industrial District
- Close proximity to nearby industries including chip-makers, data centers, and pharmaceuticals
- Enterprise Zone anticipated 2024
- LEED Silver Certification

RENDERING OF SITE

SEWELL CORPORATE PARK

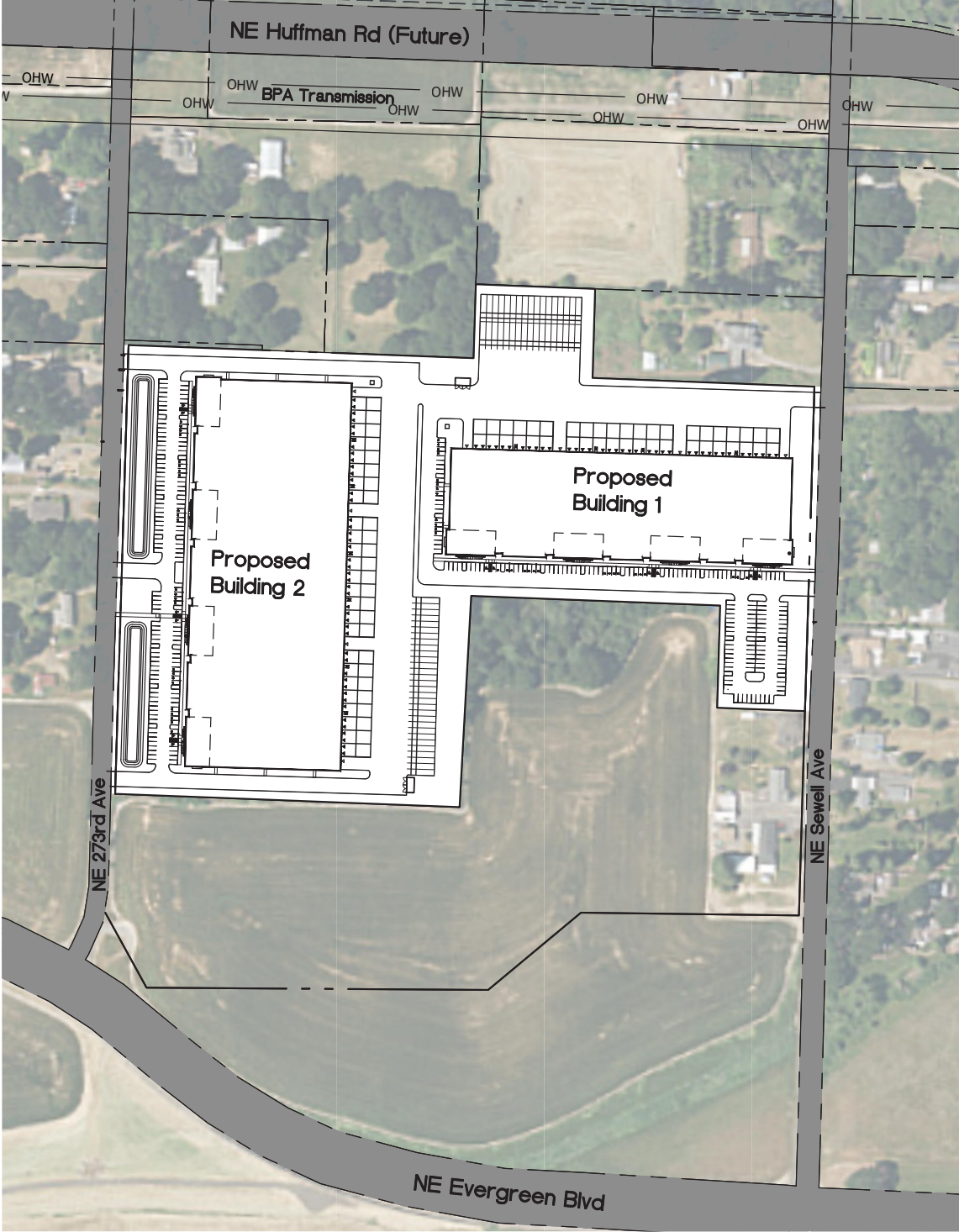
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THE DETAILS

- Pricing: Contact Broker
- Site area: 24 acres
- Zoning: IS (Industrial Sanctuary – City of Hillsboro)
- Occupancy: Q2 2025
- Nearby roadways: Evergreen Rd, Jackson School Rd, Huffman Rd, Highway 26, Brookwood Pkwy
- Power provider: PGE
- Utilities: Hillsboro municipal utilities
- LEED certified project

BUILDING 1	148,751 SF
Auto Parking:	160
Trailer Parking:	23
Dock Doors:	38
Grade Doors:	4
Column Spacing:	54'
Clear Height:	32'
Power:	3-Phase, 1 x 3000 amp service
Land Area:	9 acres

BUILDING 2	247,461 SF
Auto Parking:	137
Trailer Parking:	30
Dock Doors:	44
Grade Doors:	4
Column Spacing:	54'
Clear Height:	36'
Power:	3-Phase, 1 x 3000 amp service
Land Area:	15 acres



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THE DEVELOPMENT TEAM

Trammell Crow Company

Trammell Crow Company is one of the nation's oldest and most prolific developers of commercial real estate.

The company has developed or acquired 2,800 buildings valued at nearly \$70 billion and over 625 million square feet. As of the second quarter of 2022, Trammell Crow Company had \$19.3 billion of projects in process and \$11.5 billion in its pipeline. It employs more than 550 professionals in the United States and United Kingdom. TCC is a wholly owned but independently operated subsidiary of CBRE Group, Inc. (NYSE: CBRE), a publicly traded Fortune 200 company. CBRE is the world's largest commercial real estate services and investment firm.

Developing and investing in industrial property has been a cornerstone of TCC's business since its inception. Since 2007, TCC has developed 72.4 million square feet of industrial logistics facilities. Industrial professionals manage the process from end-to-end: identifying sites, assembling debt and equity, navigating complex approval processes, hiring professionals to design and construct the properties, engaging management teams to operate them and transaction advisors to sell them.

TCC's team develops facilities tailored to meet occupiers' business and strategic needs. The TCC Portland office has developed 17 million square feet of build-to-suit projects totaling \$1.8 billion in value, including the recently completed Hillsboro BTS developments for Hitachi High-Tech America (a 219,000 SF Center of Excellence for semiconductor engineering) and GXO Logistics (a 270,000 SF warehouse serving Intel). Twelve Oregon based real estate development professionals focus their energy and experience on projects and customers from a local office established and continuously operated since 1978.

HITACHI AMERICA BTS | HILLSBORO, OR



GXO BTS | HILLSBORO, OR

