

# Industrial/Data Center Development Opportunity

23680-23700 NW WEST UNION ROAD, HILLSBORO, OR 97124

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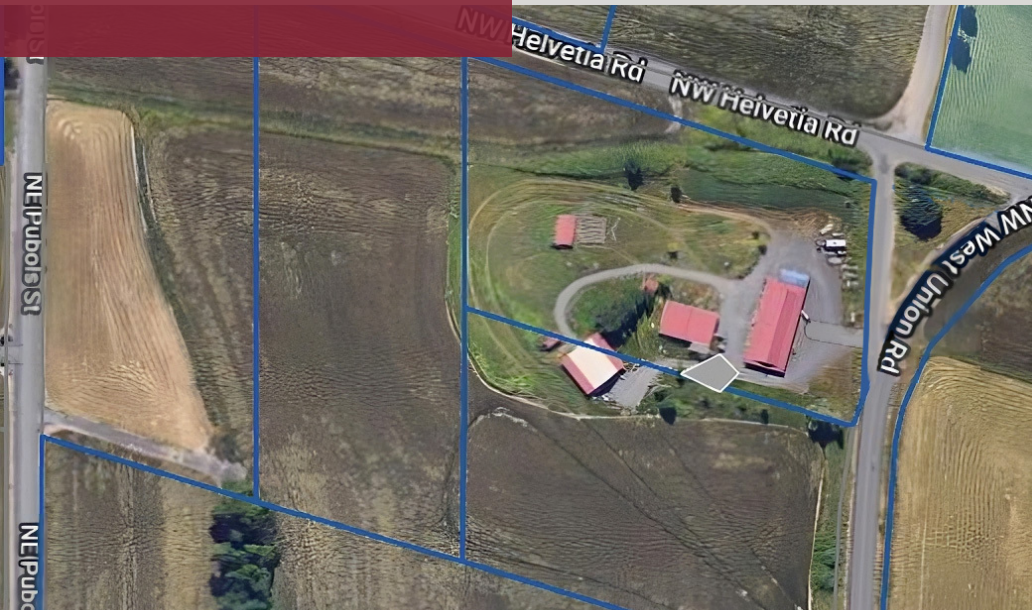
FOR SALE

 **MACADAM  
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COMMERCIAL REAL ESTATE SERVICES



# FOR SALE

23680-23700 NW West Union Road, Hillsboro, OR 97124



## LOCATION DESCRIPTION

Site is located on the NE Corner of NW West Union Road and NW Helvetia Road on the North Side of Highway 26

## PROPERTY HIGHLIGHTS

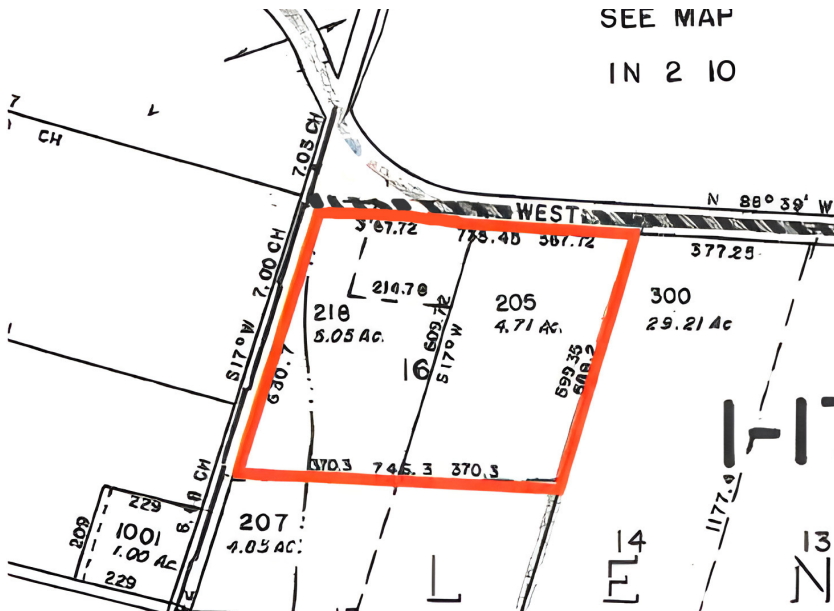
- Site is in the process of annexation into the City of Hillsboro. Anticipate this being finalized in June 2024.
- Zoning will allow industrial and data center development.
- FEMA reduced flood plain designation on the site which is now approximately 30,000-32,000 SF flood land. 26% of that can be removed by raising the site one foot. Important to note this land is in Zone X (Flood Plain Designation not Wetland) which allows fill to be added to the site to mitigate wetlands area. Buyer to conduct own due diligence.
- Estimation on usable land to be 9.50 acres.
- Two tax lots. Does not include the lot connecting to Publos Street.

## OFFERING SUMMARY

Sale Price:	\$8,200,000 (\$19.28/SF)
Lot Size:	9.76 Acres

## NOTE

Improvements on the site shown in the photos have been razed.



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