

200+ ACRE MASTER PLANNED DEVELOPMENT



HILLSBORO CORPORATE PARK

6000 NW Jackson School Rd, Hillsboro, OR 97124



DEVELOPED BY:

Trammell Crow Company

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HILLSBORO CORPORATE PARK

6000 NW JACKSON SCHOOL RD, HILLSBORO, OR 97124

Hillsboro Corporate Park offers a unique property with 200+ acres of contiguous employment land within the Portland Metropolitan area, offering campus and growth options.

THE HIGHLIGHTS

- 10 - 200+ acres available
- Build-to-suit (sale or lease)
- Fee development/land sale
- Future speculative development
- Building Sale or Lease Structures
- Utilities providers are Hillsboro Municipal and PGE
- Excellent location and roadway connections
- Construction starts as early as Q3 2024

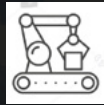
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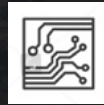
DATA CENTERS



LOGISTICS



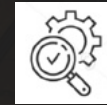
MANUFACTURING



SEMICONDUCTOR



CONTRACTOR/
SUBCONTRACTOR



RESEARCH &
DEVELOPMENT



FOOD PRODUCTION



BIOTECH



CORPORATE
HEADQUARTERS

THE LOCATION

The City of Hillsboro has a decades-long history of providing growing companies with land, infrastructure, workforce, and economic incentives. These tools are designed to attract and retain some of Oregon's most significant employers as well as their clients, suppliers, and customers. In addition, HCP is located within the Hillsboro Enterprise Zone Program, which offers substantial tax abatement for eligible businesses with a relatively low bar for participation.

Power, water, and data infrastructure within the North Hillsboro Industrial Area offers a unique combination unmatched within the Portland area and beyond. The historically strong workforce already established in the area is growing with the help of significant new residential projects on the south end of Hillsboro and a growing amenity set within the city's core area.

In Oregon, corporate business tax accounts for less than 3.5 percent of the gross state product, compared with 4.7 percent for California and 4.9 percent for Texas. Businesses will find that both Oregon has designed their tax codes to attract and retain companies. As a result, Oregon state tax structures rank in the top fifth of the nation for business-friendly tax structure.



[ECONOMIC & DEVELOPMENT INFO](#)

[ZONING INFORMATION](#)



[REGIONAL DEMOGRAPHIC INFO](#)



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 LOGISTICS BTS | HILLSBORO, OR



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