SHOWROOM/RETAIL SPACE WITH BASELINE FRONTAGE

55 SW 345th Avenue, Cornelius, Oregon

FOR LEASE

PROPERTY DESCRIPTION

BUILDING SIZE
11,200 SF (80' x 140') - Clear Span Construction

LOT SIZE
60,112 SF (1.38 acres)

ZONING
C2 - Highway Commercial

LOADING
2 grade level (one 14' x 16' & one 14' x 10')

CLEARANCE
16' - 23'

LEASE RATE
First Year Lease Term: $7,500 NNN

Second Year Market Rate: $9,500 NNN
*Then 3% annual increases on base rent

Tenant is responsible for taxes and insurance. These are estimated to be $774.12 per month. Additionally, Tenant is responsible for all utilities serving the property.

MACADAM FORBES
COMMERCIAL REAL ESTATE SERVICES

Brett Bayne
503.972.7280
bayne@macadamforbes.com

1800 SW First Avenue, Suite 650 | Portland OR 97201 | WWW.MACADAMFORBES.COM | 503.227.2500

55 SW 345th Avenue
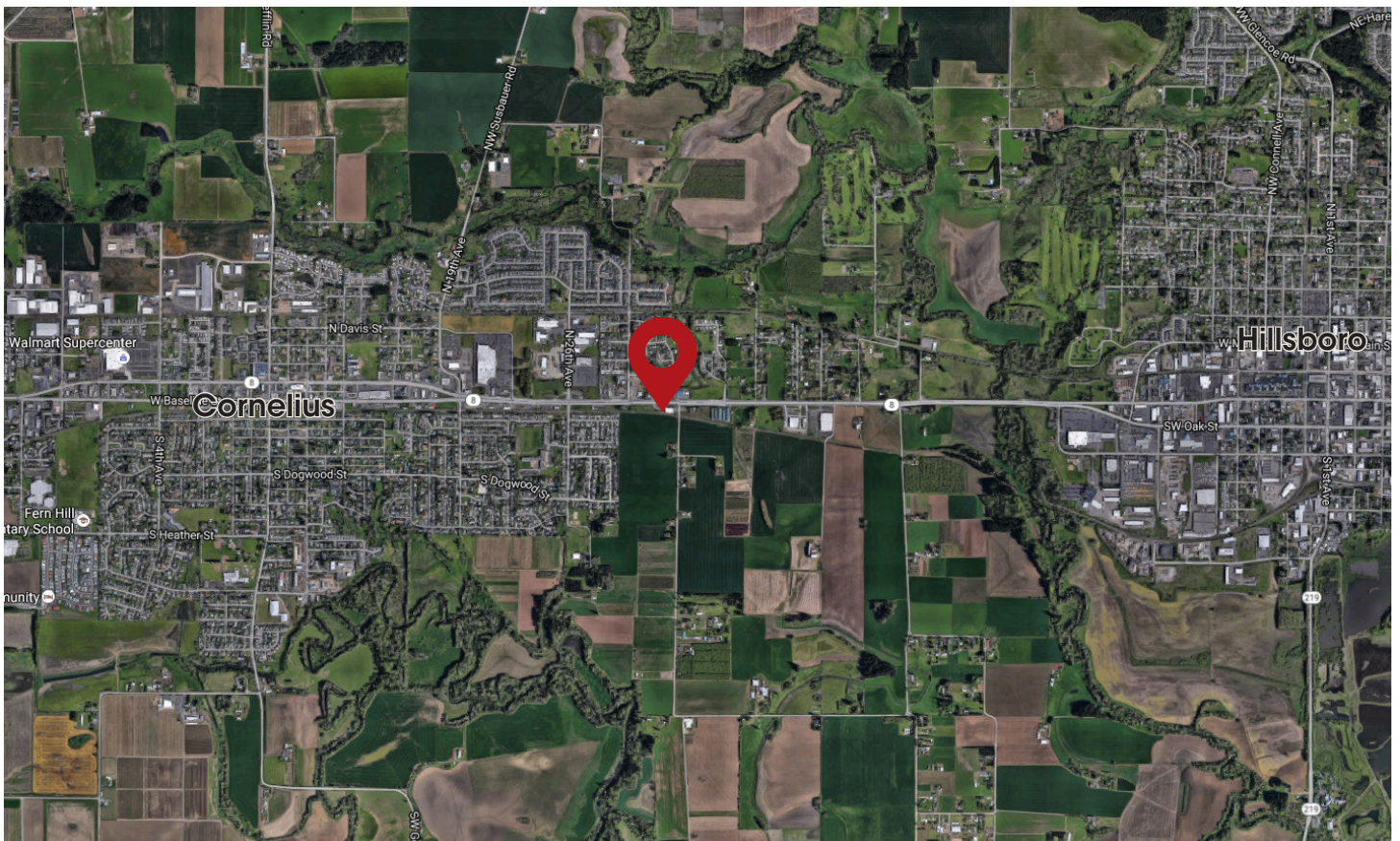
Cornelius, Oregon

FEATURES

- Excellent exposure property with additional parking and/or yard
- C2 Zone is flexible and allows a variety of uses to include General Retail, Service Commercial, Repair Sales and Service to include truck, motorcycle and appliances
- Light and bright showroom
- Property and building recently updated
- Two Ingress/Egress to the site
- Located in close proximity to Hillsboro City limits
- Approximately 785' frontage on E. Baseline Street
- Average Daily Traffic at Baseline: 33,900

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