

# 72.54 Acres • Sunset Corridor Westmark Center

NW West Union & NW Croeni Roads • Hillsboro, Oregon



- ◆ Intel/West Union site
- ◆ 2 Lots: 25.11 acres and 47.43 acres
- ◆ Unique opportunity for development/investment
- ◆ Adjacent to Majestic West Union development
- ◆ Excellent visibility with extensive frontage
- ◆ Ready for development – services available
- ◆ Flexible SID I-P zoning, City of Hillsboro
- ◆ Attractive setting at Urban Growth Boundary
- ◆ Hillsboro North Enterprise Zone
- ◆ Established corporate environment with high-quality development

- ◆ Central to the Sunset Corridor electronics and emerging industrial community
- ◆ Direct access to service, housing and transportation networks
- ◆ Corporate neighbors include Intel, Genentech, IBM, SolarWorld, Amazon, Reser's Fine Foods, Beaverton Foods, Qorvo, FEI, Alpha & Omega, Volkswagen, Epson, SureID, and Oracle.

**PLEASE CALL FOR ADDITIONAL INFORMATION**

**Bradford H. Fletcher**

Executive Managing Director

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Licensed Oregon Real Estate Brokers

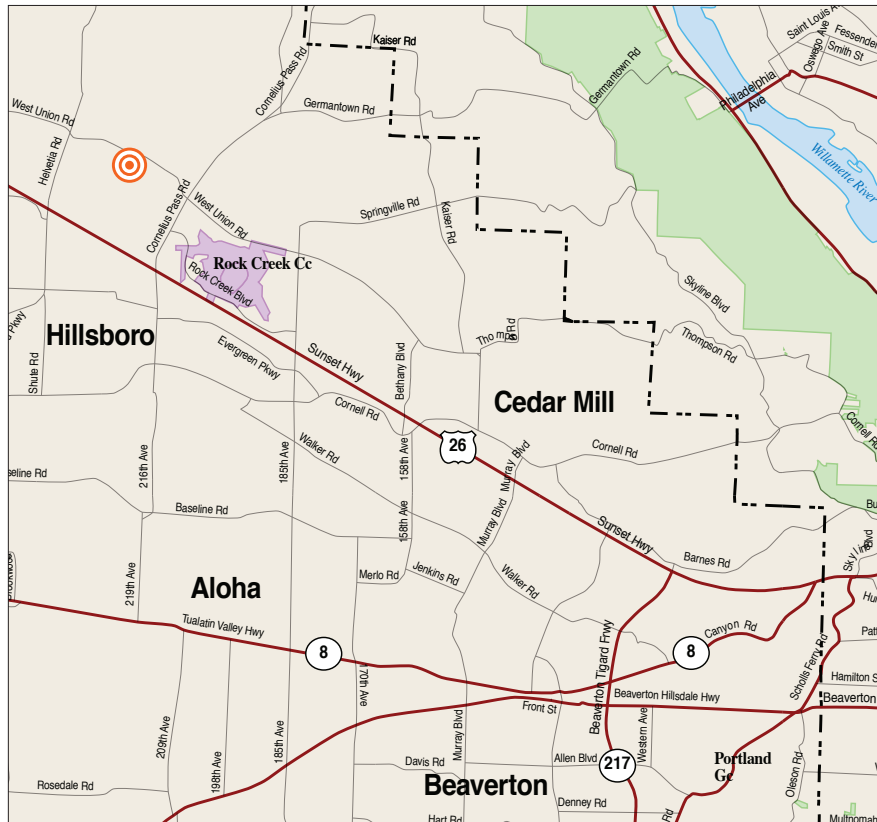
**Newmark Grubb  
Knight Frank**

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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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- ◆ New Hillsboro Enterprise Zone
- ◆ Established corporate environment
- ◆ Direct access to regional transportation networks, US Highway 26 at Shute Rd. & Cornelius Pass Rd.
- ◆ Central to residential, retail and commercial services
- ◆ Ready for qualified buyer seeking institutional-quality, size and location

*Site discovery information available; site profile, zoning, survey, easements, environmental, utilities and workforce demographic profile.*



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For further information, please contact our exclusive agents:

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