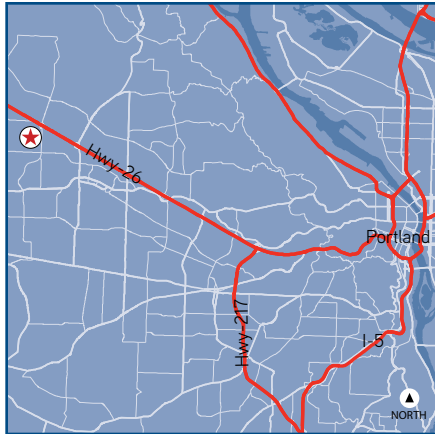


# Sunset Corridor

NW BROOKWOOD PKWY & NW 253rd AVE HILLSBORO, OR 97124



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## Hi-Tech Infrastructure

POWER:	<ul style="list-style-type: none"> <li>Site adjacent to new PGE substation, expandable to several hundred MW</li> <li>Highly reliable power grid</li> </ul>
SEWER:	<ul style="list-style-type: none"> <li>24 inch gravity line to Southern border</li> </ul>
WATER:	<ul style="list-style-type: none"> <li>34 MGD system capacity</li> <li>16" line access to East</li> <li>18 inch line with planned access to North</li> </ul>
NATURAL GAS:	<ul style="list-style-type: none"> <li>6 inch gas line in Brookwood Parkway</li> <li>16" line in Highway 26</li> </ul>
TELECOM / BROADBAND	<ul style="list-style-type: none"> <li>Multiple carriers offer fiber, including Frontier, Comcast Level 3, and Integra</li> <li>3 Transpacific cable landing stations in close proximity</li> </ul>
TRANSPORTATION:	<ul style="list-style-type: none"> <li>Located adjacent to major highways</li> <li>Within 27 miles of Marine Port, International Airport, and Intermodal Container Facility</li> </ul>

## Financial Incentives

- Enterprise Zone
- E-Commerce Zone
- Foreign Trade Zone
- Strategic Investment Program (SIP)

## Shovel Ready Certification

- State certified in 2005, re-certified in 2014
- Environmental study completed
- Outside FEMA 100-year flood zone
- Complete Certification Manual available

## Zoning

- Currently zoned SSID I-P
- New broader Industrial Sanctuary (IS) zoning applied for

## Other

- Highly trained workforce

\* Updated Infrastructure data supplied by City of Hillsboro

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## THE PROPERTY

- > Approximately 46.45 gross acres
- > Includes 39.04 acres along with 7.41-acre parcel under separate ownership
- > Shovel-Ready Certified by State for rapid development
- > Centrally located in the heart of high tech
- > Adjacent to Intel, Genentech, Adobe Data Center and SolarWorld Campus

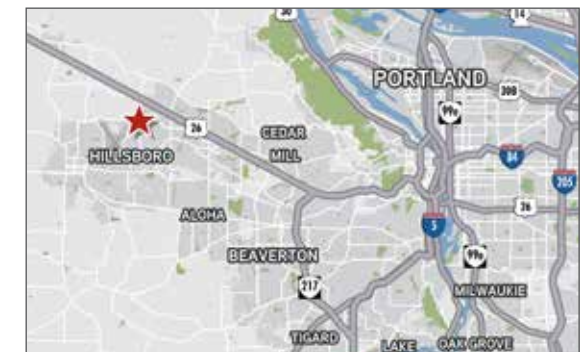
## DEVELOPMENT

- > SSID I-P Zoning with high tech overlay currently
- > Versatile IS (Industrial Sanctuary) zoning applied for
- > Enterprise zone, E-Commerce zone

PRICE: \$7.75 / PSF

## ACCESS

- > Approximately 14 miles from Downtown Portland
- > Approximately 27 miles to Portland International Airport
- > Minutes to Hillsboro airport providing service to corporate jets



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FOR SALE > INDUSTRIAL LAND

# Sunset Corridor

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# AT THE CENTER OF HIGH-TECH DEVELOPMENT

## CORPORATE NEIGHBORS

1. Intel Jones Farm Campus
2. Rodgers Instruments
3. Genentech Campus
4. Jireh Semiconductor
5. RadiSys
6. FEI
7. Qorvo Semiconductor
8. Intel Hawthorn Farm Campus
9. Yahoo!
10. Synopsys Campus
11. Intel Ronler Acres Campus
12. Maxim Integrated Products
13. Oracle
14. Intel Security
15. Epson
16. Standard Insurance
17. Streets of Tanasbourne
18. Tanasbourne Town Center
19. Amberglen Business Park
20. Planar
21. T-5 Data Center
22. Acumed
23. SureID Campus
24. SolarWorld Campus
25. ViaWest Data Center
26. Infomart Data Center
27. Adobe Data Center
28. Adjacent industrial land; up to 90 acres may be available by assemblage.

