



FOR SALE OR BTS

# 68,840 SF Industrial Build-to-Suit

## BUILDING FEATURES

68,840 SF

5.64 acres

24' clear height

ESFR sprinkler system

Office built to suit

6 dock doors

4 grade doors

110 auto parking spaces

10 trailer parking spaces

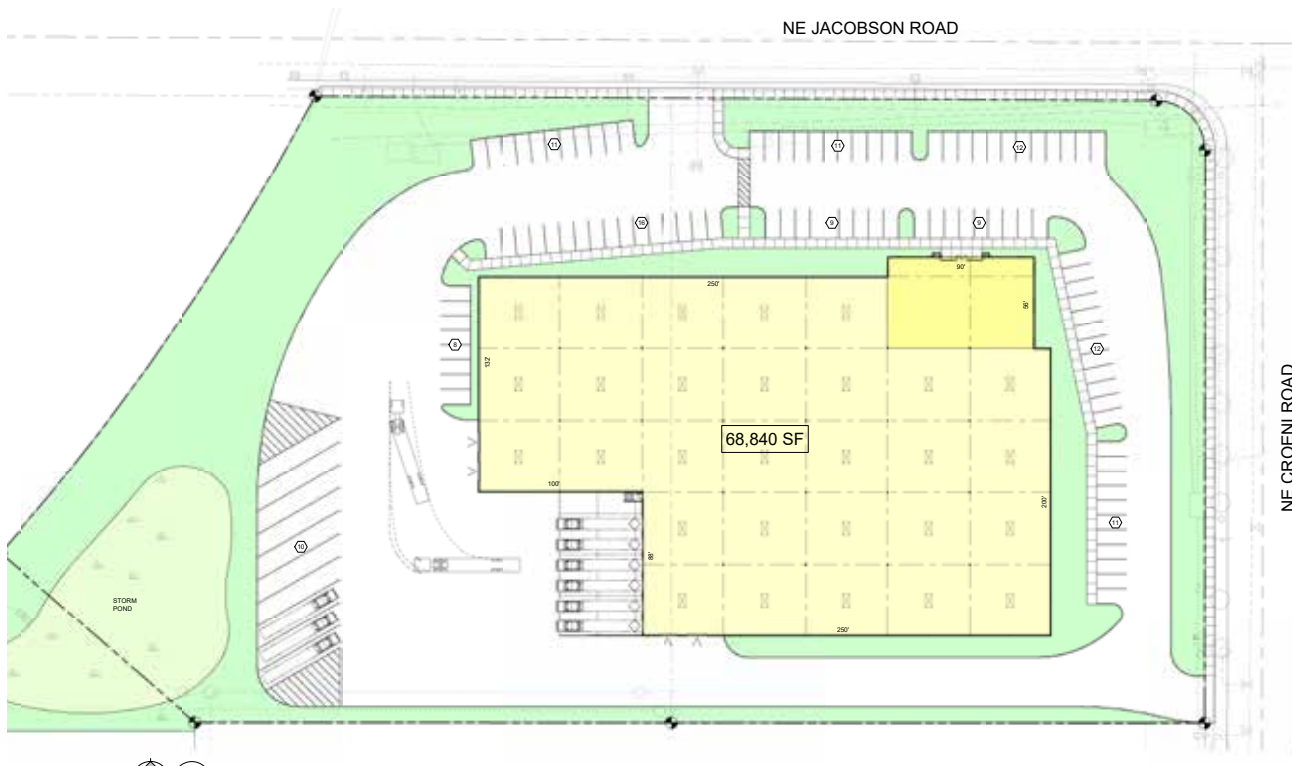
## Delivery Summer 2019

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**TAX ABATEMENT OPPORTUNITY** The site is located in Hillsboro's Enterprise Zone. The Hillsboro Enterprise Zone program allows a 100% property tax abatement for eligible businesses on new capital assets for a three to five year period. Eligible businesses are primarily firms that provide goods, products, or services to businesses or other organizations through, but not limited to, manufacturing, processing, shipping, assembly, and fabrication. In addition, businesses engaged in retail or financial services may be eligible.

**RELIABLE POWER** Existing 5 megawatt capacity underground along Jacobson Road. In the event that more power is required (i.e., for a data center use) there is additional service at the West Union Substation approximately 1/2 mile away.

**EXTENSIVE FIBER NETWORK** Hillsboro has one of the most advanced and comprehensive trans-Pacific fiber networks in the U.S. Providers include:

- Level 3
- FreeWire
- Comcast

