

FOR SALE

North Holladay Industrial Park 2 Lots (7.35 Acres) General Industrial

Enterprise Zone/Tax Exemptions, Oregon Certified Shovel Ready 2017
\$1,019,304 - \$2,081,079 (\$6.50 sqft)

Site Description

7.35 acres (3.6 & 3.75 acres) single-owner General Industrial site in Cornelius, Oregon, a business friendly city in the Portland region. The site is adjacent to a Washington County freight route (North 10th Avenue) and less than a half-mile from Tualatin Valley Highway (Highway 8). Major utilities are in place and can be upgraded if necessary.



- Call Center
- Business Services
- Food Processing
- Manufacturing
- Shipping/Storage
- Warehouse/Distribution



Enterprise Zone

Cornelius offers a property tax abatement program that provides a property tax exemption for industrial businesses that make a minimum of \$50,000 of new investments in real property and/or equipment and create new jobs. 3 and 5 year Exemption Programs.

Oregon Certified Shovel Ready



North Holladay Industrial Park was Oregon Certified Shovel Ready in 2017. A full 320 page report can be found on our website.

Site Information (M-1 Gen. Industrial)

Site Address	North Holladay Street Cornelius, Oregon 97113
Within City Limits	Yes
County	Washington County
Slopes	5% or Less
Floodplains	Not Present

Transportation Proximity

Service	Primacy	Distance
International Airport	Primary	35 Miles
	Secondary	180 Miles
Regional Airport	Primary	80 Miles
	Secondary	110 Miles
Interstate	Primary	6.5 Miles
	Secondary	25 Miles
Highway	Primary	0.5 Miles
	Secondary	1.2 Miles
Railroad Line	Primary	0.2 Miles
Marine Port	Primary	26 Miles
Public Transit	Primary	0.4 Miles

For more on Infrastructure: JSTTWarehouseAndLand.com

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