



For Lease

5405 SE Alexander St.- Available

5405 SE Alexander Street Hillsboro, OR 97123
Leasable Warehouse Space Available In Hillsboro

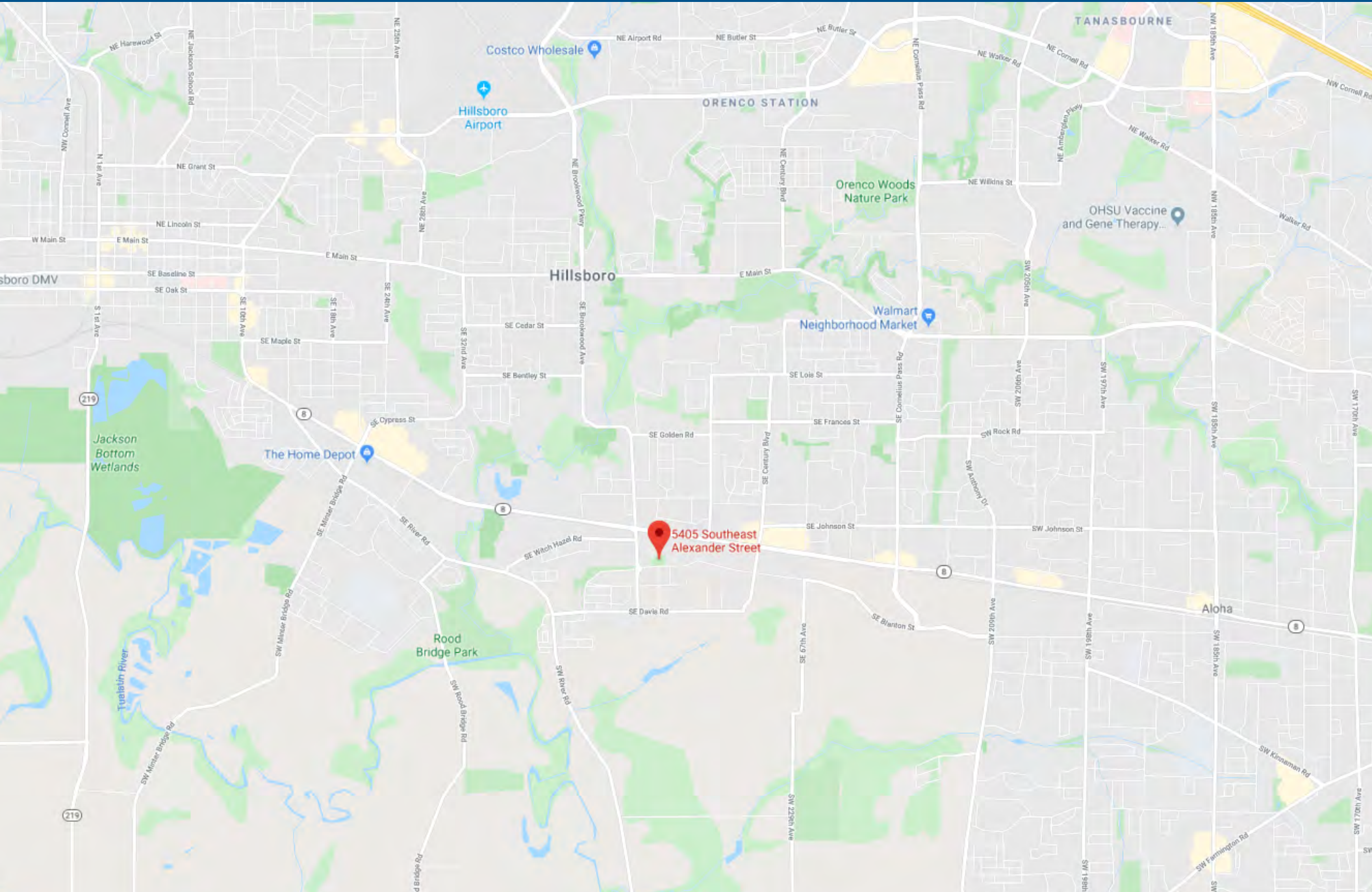
5405 SE Alexander St.

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Kiely@GridPropertyManagement.com

503-406-2726

5405Alexander.com



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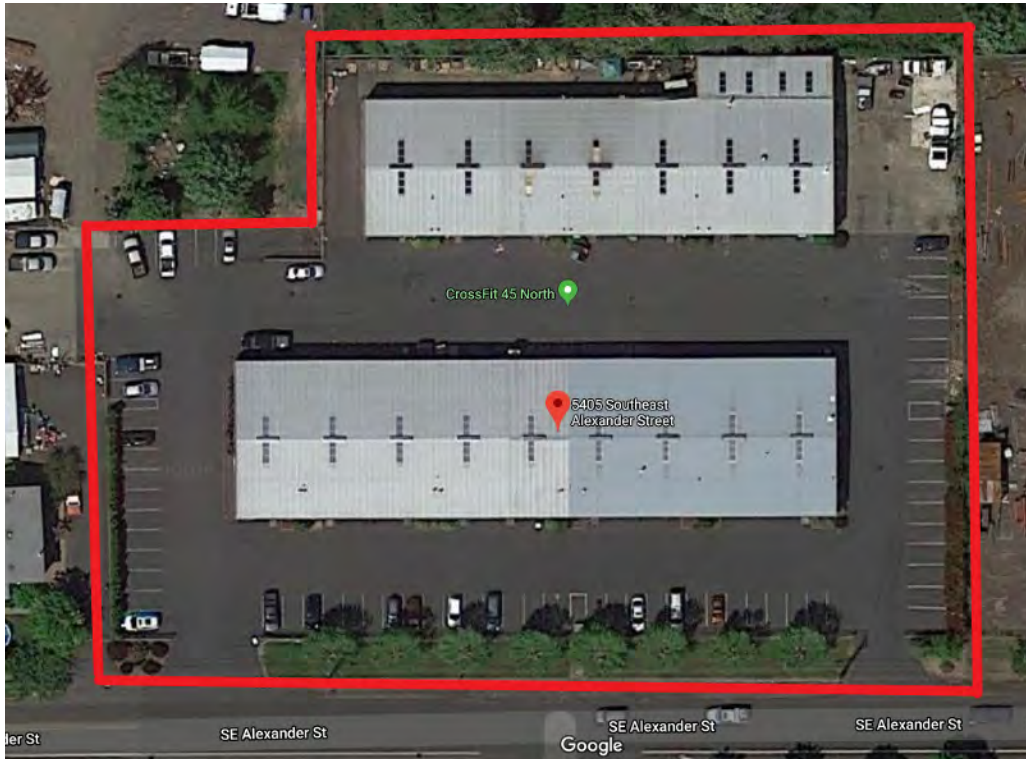
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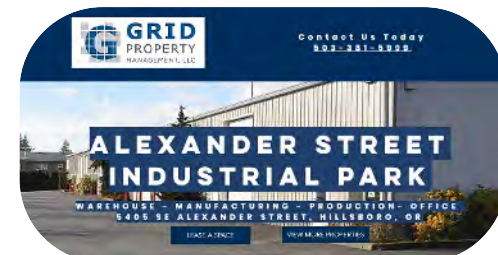
Available Suites

AVAILABLE SUITES

- Suite F/G - Available Now
- Suite F - Available Now
- Suite G - Available Now



- The site is comprised of 2 buildings with 32,550 square feet of leasable space
- Convenient location, right off the Tualatin Valley Hwy
- Recent exterior site improvements include a full exterior repaint, updated exterior lighting, and a parking lot repair/re-coat
- Metal Butler-style, insulated, pitched-roof buildings
- 22' ceiling clearance
- Gas heat



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Suite F/G

Amenities

- High Ceiling Clearance Warehouse
- Existing Office Build-Out
- Small Bay
- Warehouse
- Private Restroom

PROPERTY FEATURES

- First-year base rent of rentable space is \$15.00 per year per RSF (\$4,500.00 per month total in base rent). Tenant will be charged \$2.60 per year per square foot pro-rata allocation of triple net (NNN) costs (\$780.00 per month), resulting in all-in lease cost of \$5,280.00 per month for year 1 with 5% annual increases on base rent.
- Tenants will also pay their own electricity, gas, and garbage.
- Serious inquiries only. Courtesy to brokers.
- HVAC Maintenance: HVAC maintenance and repair will be the responsibility of the owner.



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Suite F

Amenities

- High Ceiling Clearance Warehouse
- Existing Office Build-Out
- Small Bay
- Warehouse
- Private Restroom

PROPERTY FEATURES

- First-year base rent of rentable space is \$15.00 per year per RSF (\$2,250.00 per month total in base rent). Tenant will be charged \$2.60 per year per square foot pro-rata allocation of triple net (NNN) costs (\$390.00 per month), resulting in all-in lease cost of \$2,640.00 per month for year 1 with 5% annual increases on base rent.
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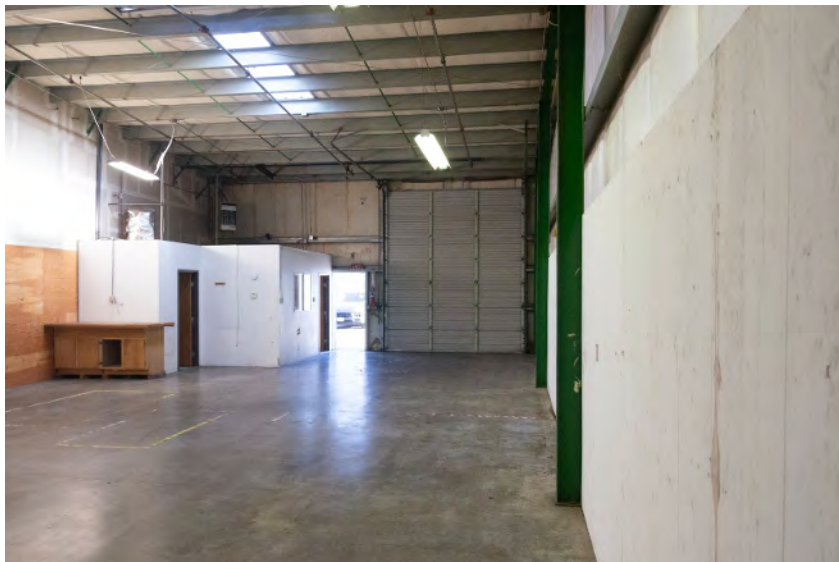
Suite G

Amenities

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Contact Us!

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Grid Property Management is a Portland-based property management firm that specializes in the management of commercial, and industrial property in the greater Portland



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