

# North Holladay Industrial Park, Cornelius



## Site Description

21-acre single-owner industrial site in Cornelius, a business-friendly city in the Portland metro 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
- Manufacturing
- Food Processing
- Shipping/Storage
- General Manufacturing
- Warehouse/Distribution

SITE INFORMATION	
Site Name	North Holladay Industrial Park
Site Address	North Holladay Street Cornelius, OR 97113
Within City Limits	Yes
County	Washington County
Geographic Coordinates	45°31'39.50"N 123°03'48.40"W
Total Site Acreage	21.03
Certified Site Boundary Ac.	21.03
For Sale/Lease	For Sale, asking price \$5,945,940
Zoning (incl. Overlays, etc.)	General Industrial zone (M-1). Natural Resources Overlay on west parcel.
Slopes	5% or less
Floodplains	Not present
Other Constraints	0.91 acres wetlands at west end

## Contact Information

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DEVELOPMENT INCENTIVES		
Enterprise Zone	Yes	Forest Grove/ Cornelius
Urban Renewal Area (URA)	No	N/A
Strategic Investment Zone (SIZ)	No	N/A
Rural Renewable Energy Development Zone (RRED)	No	N/A
Tax Increment Financing	No	N/A
AVAILABLE INFRASTRUCTURE		
Water Service	Distance to Line	50'
	Line Size	12"
	System Pressure	55 psi
	Redundant Service	Yes
Sewer Service	Distance to Line	50'
	Line Size	8" (plus 42" line 600' away)
	System Capacity	Sufficient
Stormwater Service	Distance to Line	50'
	Line Size	Varies, 12" to 30"
Fire Service	Available at Site	Hydrants across street
Electric Power Service	Distance to Line	50'
	Dist. to Substation	< 1 mile
	Dual Feed Available	Yes
	Dist. to Dual Feed	¼ mile
	Redundant Service	No
Natural Gas Service	Distance to Line	50'
	Line Size	2" (plus 4" line 2,000' away)
	System Pressure	60 psi
Telecom Service	Distance to Line	50'
Internet Service	Service Type	Fiber optic
Fiber Optic Service	Distance to Cable	50'
	Redundant Service	No
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 Line	Primary	0.4 miles