

VANROSE TECHNOLOGY CENTER

2625 NE Huffman Rd, Hillsboro, OR 97124



303,969 SF FOR LEASE OR SALE

SUMMER 2026 OCCUPANCY



DEVELOPED BY:

Trammell Crow Company

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THE DETAILS

- Pricing: Contact Broker
- Building Size: 303,969 SF
- Zoning: IS- Industrial Sanctuary, City of Hillsboro
- Hillsboro Enterprise Zone
- Occupancy: Summer 2026
- Ability to demise to 4 tenants (+/- 75,000 SF)
- Excellent roadway connections include: Evergreen Rd, Jackson School Rd, Huffman Rd, HWY 26, and Brookwood Pkwy
- Power and Utilities provided by: PGE and Hillsboro Municipal Utilities
- LEED certified project

PROPOSED BUILDING

303,969 SF ON 15.99 AC

Minimum Lease Size:	~75,000 SF
Auto Parking:	234 (0.77 Parking Ratio)
Dock Doors:	56
Grade Doors:	4
Truck Court Depth:	135 ft
Clear Height:	36'
Building Depth:	240'
Minimum Power:	3-Phase, 3,000 amp service (power upgrade potential with adjacent future substation)
Trailer Parking Stalls:	33

VanRose Technology Center is a brand-new industrial development in Hillsboro' Corporate Park. Speculative construction will begin Q1 2025. Build-to-suits and land sales are also available. Contact brokers for details.

Allowed uses including but not limited to:



MEP/CONTRACTOR



LOGISTICS



MANUFACTURING



SEMICONDUCTOR



BIOTECH



CONTRACTOR/
SUBCONTRACTOR



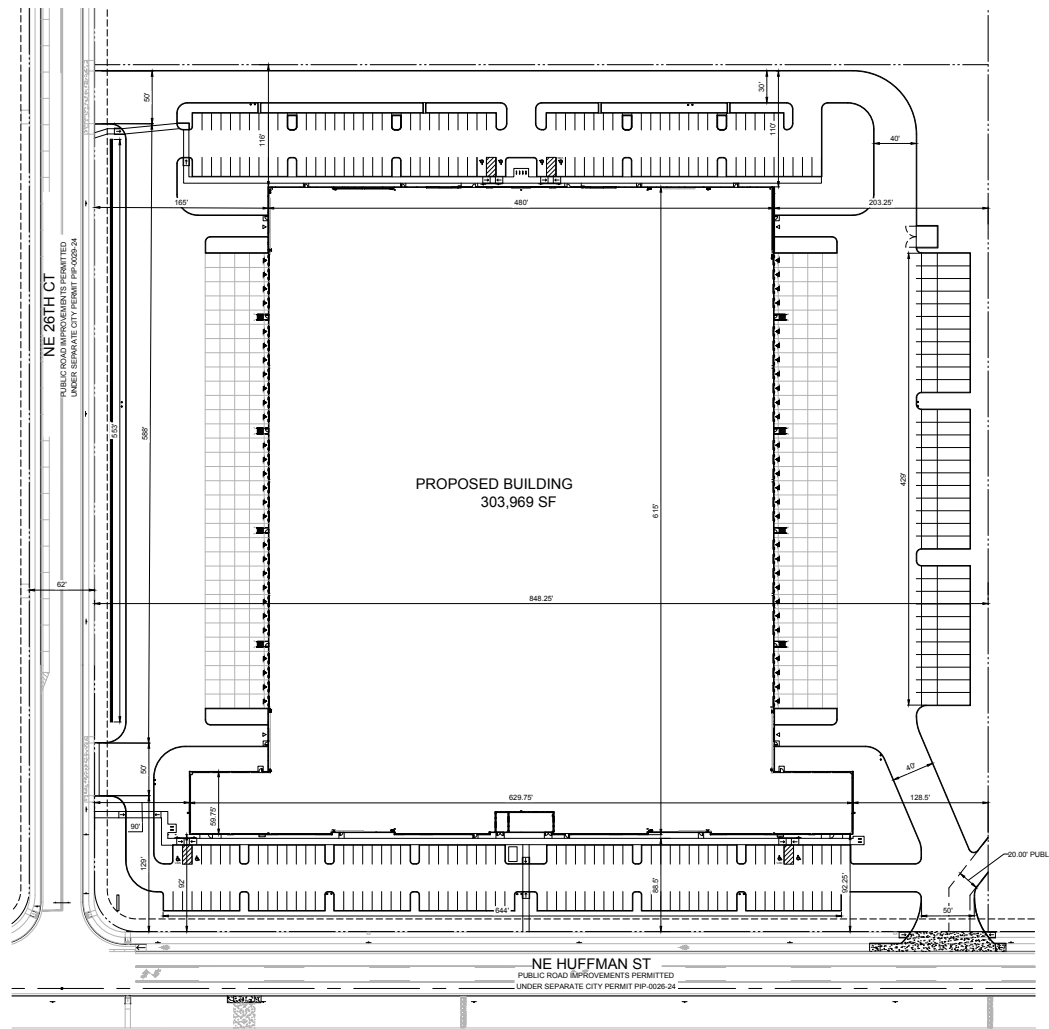
FOOD PRODUCTION



RESEARCH &
DEVELOPMENT



CORPORATE
HEADQUARTERS

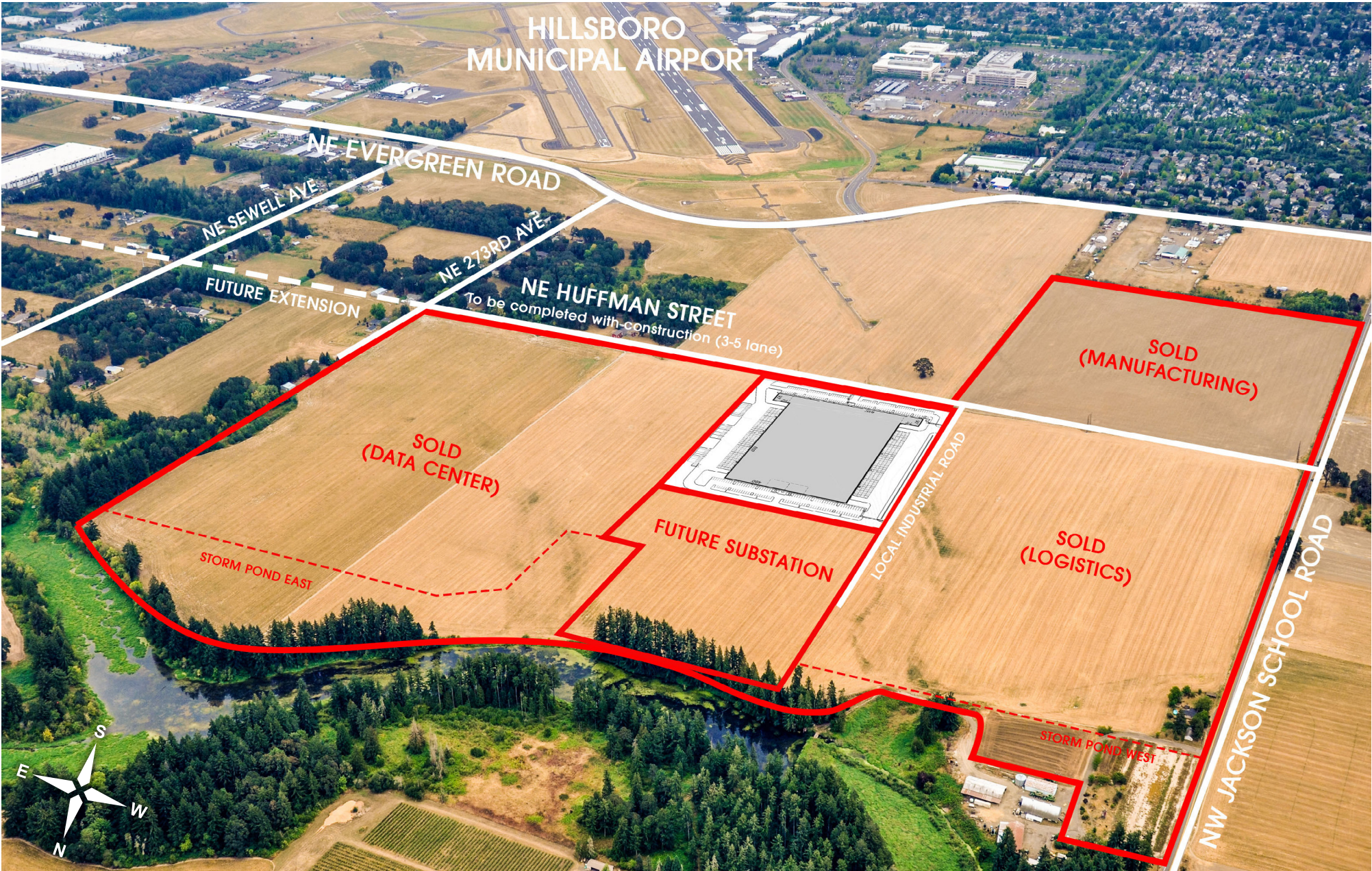


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THE LOCATION

The City of Hillsboro has a decades-long history of providing growing companies with land, infrastructure, workforce, and economic incentives. These tools are designed to attract and retain some of Oregon's most significant employers and their clients, suppliers, and customers. In addition, HCP is located within the Hillsboro Enterprise Zone Program, which offers substantial tax abatement for eligible businesses with a relatively low bar for participation.

Power, water, and data infrastructure within the North Hillsboro Industrial Area provides a unique combination unmatched within the Portland area and beyond. The historically strong workforce already established in the area is growing with the help of significant new residential projects on the south end of Hillsboro and a growing amenity within the city's core area.

In Oregon, corporate business tax accounts for less than 3.5 percent of the gross state product, compared with 4.7 percent for California and 4.9 percent for Texas. Businesses will find that Oregon has designed their tax codes to attract and retain companies. As a result, Oregon's state tax structures rank in the top fifth of the nation for having a business-friendly tax structure.

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THE DEVELOPMENT TEAM

Trammell Crow Company

Trammell Crow Company (TCC) is a global commercial real estate developer and wholly-owned subsidiary of CBRE Group, Inc. (NYSE:CBRE), a Fortune 500 and S&P 500 company headquartered in Dallas. Founded in 1948, TCC has developed or acquired nearly 2,900 buildings valued at \$75 billion and over 655 million square feet. As of June 30, 2024, TCC had \$18.8 billion of projects in process and \$13.1 billion in its pipeline. With more than 625 employees throughout the United States and Europe, the company serves users of and investors in office, industrial/logistics, healthcare, life sciences and mixed-use projects, as well as multi-family residential through its operating subsidiary High Street Residential. For more information visit www.TrammellCrow.com.



GXO LOGISTICS BTS | HILLSBORO, OR

