



ABOUT CORNELIUS

While Cornelius, Oregon is home to some of the most fertile farmland in the state, it also boasts 50 acres of shovel-ready industrial land and prime commercial real estate. The proximity to all major interstates and ports provides competitive transit times to get products to market.

The city center has undergone improvements that include underground utilities, modern lighting, sidewalks, and on-street parking. Diverse shops and restaurants dot surrounding roadways that are lined with bike lanes, providing multi-modal access to the city center.

INFRASTRUCTURE HIGHLIGHTS

WATER

Cornelius receives Joint Water Commission water and has immediate availability in the City's Holladay Street Industrial Area.

PUBLIC TRANSIT

Cornelius has high volume bus service from Line #57 which connects to Westside Light Rail in Hillsboro. Bike routes go through and around Cornelius.

FREIGHT RAIL

Cornelius is served by Portland & Western Railroad which provides connections to Union Pacific and BNSF.

FREEWAYS

Quick access to Hillsboro Airport (15 mins.), Portland Airport (55 mins.) and Downtown Portland (40 mins.) via Hwy 26, I-5 and I-84.

“Our company is in construction and property management. The City of Cornelius is user friendly and strongly supports the business community. They have retail, commercial, and industrial land for growth and new business.”

—GENE ZURBRUGG, ZURBRUGG DEVELOPMENT



PHOTOS Left: The sorting line at Hazelnut Growers of Oregon processing plant; Right: Veterans Memorial Park

DOING BUSINESS IN CORNELIUS

Cornelius is positioned for commercial and industrial growth. The 2014 Oregon Legislature approved adding approx. 325 acres to the Cornelius UGB. About 200 acres of bare farmland is being planned for annexation and development beginning in mid-2016.

COMMUNITY DATA

- ▶ Population: 12,147
- ▶ Total primary jobs: 2,067
- ▶ Median household income: \$50,977
- ▶ Per capita income: \$17,582
- ▶ Median home value: \$206,700

FEATURED PROPERTIES

Find an up-to-date list of Cornelius' featured vacant commercial properties at <http://www.ci.cornelius.or.us/>

TOP TRADED SECTOR EMPLOYERS

Company Name	Industry
Sheldon Manufacturing	Advanced Manufacturing
Hazelnut Growers of Oregon	Food Processing
Squires Electronics	Advanced Manufacturing
Truss Components	Forestry & Wood Products
RDF&P	Advanced Manufacturing

TOP INDUSTRY SECTORS

Industry	% of primary jobs
Manufacturing	15.7%
Retail Trade	14.7%
Health care and Social Assistance	12.9%
Educational Services	9.7%
Administration and support, waste management and remediation	7.3%

ABOUT THE GREATER PORTLAND REGION

REGIONAL WORKFORCE ATTRIBUTES

- ▶ % Bachelor degree and higher: 34.1%
- ▶ K-12 graduation rate: 90.5%
- ▶ Unemployment rate: 7.3%
- ▶ Regional workforce: 1.02 Million
- ▶ Regional average wages: \$49,131
- ▶ Regional average manufacturing wages: \$55,825

WHY GREATER PORTLAND?

With breathtaking natural beauty and a rich history of innovation, the Portland-Vancouver region has defined itself as a world-class destination for business and life. The Greater Portland region, a bi-state area that covers seven resource rich counties, offers the most affordable and business-friendly environment on the West Coast. With access to a world class shipping industry, affordable power and water, and a constant influx of creative talent, the region continues to attract big business, as well as hatching entrepreneurial start-ups.

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