

3919 N Ballast Street, Portland, OR 97217

FOR SUBLEASE | INDUSTRIAL

## TWO MONTHS RENT ABATEMENT

for qualified tenants



## PREMIUM DISTRIBUTION SPACE IN CLOSE-IN SUBMARKET

### OFFERING SUMMARY

<b>Shell Rate:</b>	\$0.60/SF
<b>Office Rate:</b>	\$0.85/SF
<b>Lease Type:</b>	NNN
<b>Total SF:</b>	21,310 SF
<b>Office SF:</b>	2,145 SF
<b>Clear Height:</b>	22 ft
<b>Loading:</b>	1 Grade Level 2 Dock High
<b>Zoning:</b>	IG2 (General Industrial 2)
<b>Sublease Expiration:</b>	12/31/2022

### LOCATION OVERVIEW

Premium Swan Island close-in location benefits from excellent freeway access and proximity to Portland's Business District.

### PROPERTY HIGHLIGHTS

- Leasing incentive available to qualified tenants
- T-5 lighting throughout
- TI allowance available for office space





# FOR LEASE

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