

FOR LEASE

138 LOGISTICS CENTER

489,700 SF IN TWO BUILDINGS

DEVELOPED BY:



CLARION PARTNERS



PHELAN[™]
DEVELOPMENT



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4600 NE 138TH AVENUE, PORTLAND, OR 97230

THE PROJECT

138 Logistics Center offers two state-of-the-art distribution warehouses totaling 489,700 SF on 25.56 acres in NE Airport Way, one of Portland's premier industrial gateways. Building A is divisible to 100,000 SF and is ready for tenant buildout.

138 Logistics Center is constructed to LEED design standards, using the most up to date sustainability standards during construction and built to assist our tenants in working to reduce waste and offer the most efficient operating environment in the market.



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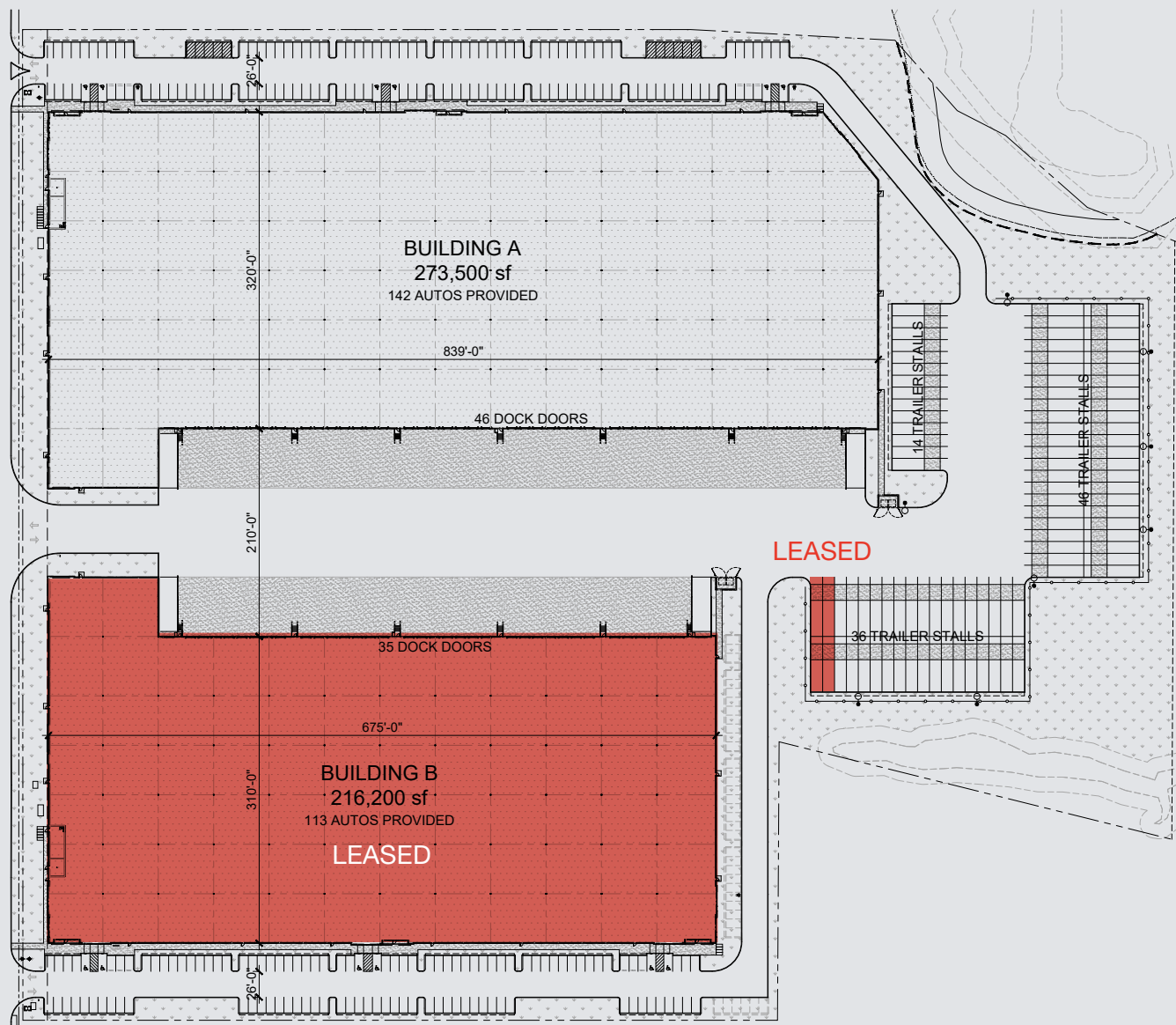
BUILDING A

Building Size:	273,500 SF (Divisible to 100,000 SF)
Dock Doors:	48
Clear Height:	36'
Column Spacing:	55' x 50'
Building Depth:	320'
Power:	1,600 amps
Sprinklers:	ESFR
Parking Spaces:	142
Trailer Stalls:	52
Spec Office Space:	Approx. 3,500 SF

BUILDING B - LEASED

Building Size:	216,200 SF
Dock Doors:	35
Clear Height:	36'
Column Spacing:	55' X 50'
Building Depth:	310'
Power:	1,600 amps
Sprinklers:	ESFR
Parking Spaces:	113
Trailer Stalls:	43

Plus a 22,000 SF lot for additional storage or parking located directly across NE 138th Avenue



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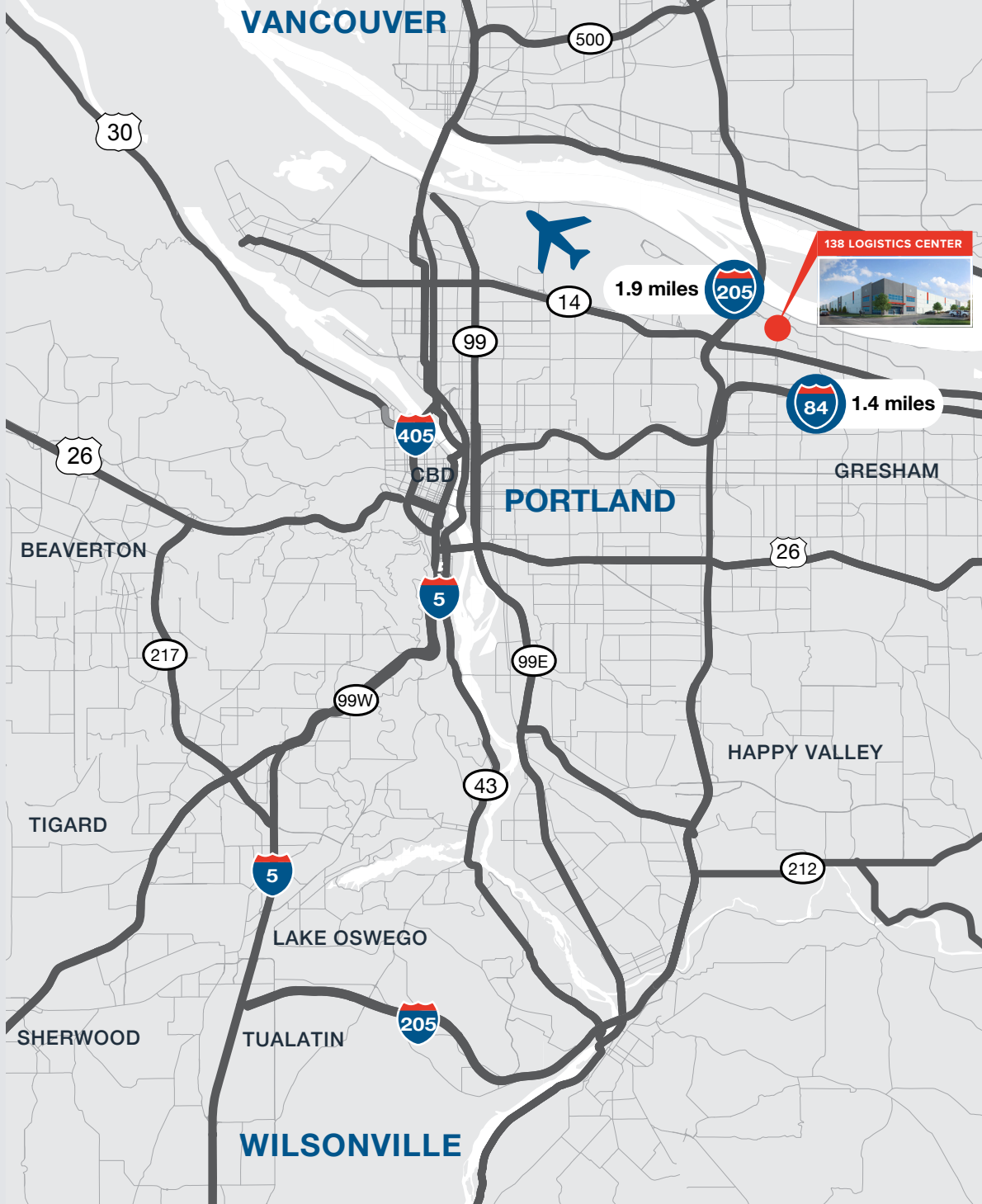
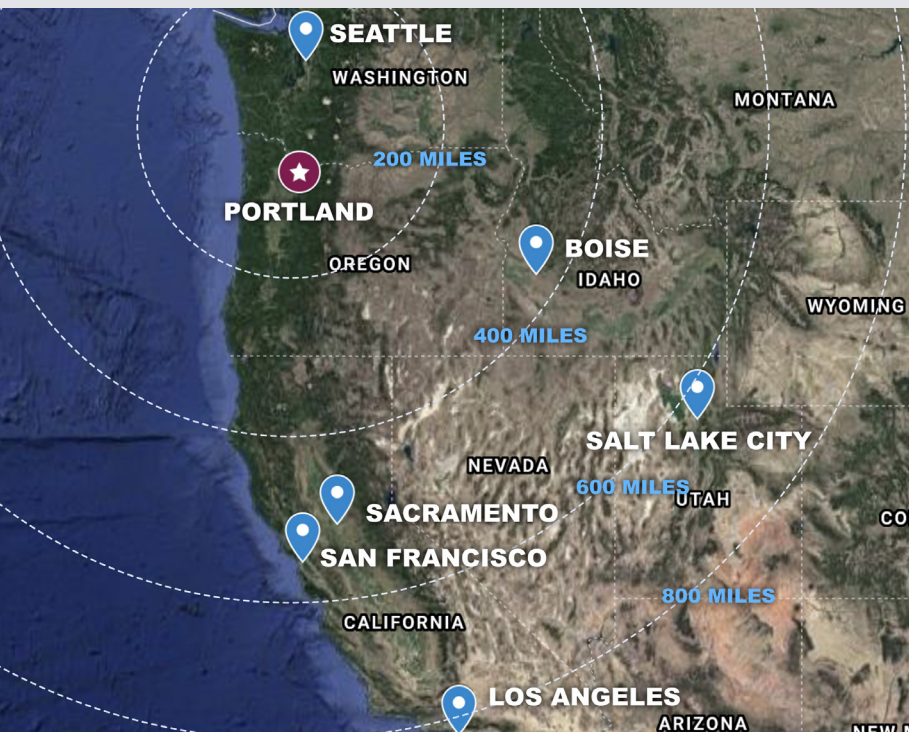
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STRATEGICALLY LOCATED

The property has unfettered access to I-205 and I-84 interchanges. Located in Portland's Enterprise Zone offering new business tax incentives and access to a large employee base, making this a world-class logistics center location capable of meeting customer demand.

- Labor pool of nearly 2 million workers within a 30 mile radius
- Well positioned to access major west coast cities, the midwest, and international markets



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AIRPORT WAY SUBMARKET

Airport Way is named after its proximity to Portland International Airport. It is home to over 150 industrial tenants including, Portland's Air Cargo Facilities and Portland International Center, a 458 acre logistics center. This submarket has traditionally been the most desired for logistics companies with easy accessibility to major transportation arterials including I-5/I-205 going north and south and I-84 going east and west.

2022 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	8,251	86,468	321,244
Total Households	3,095	32,686	121,630
Total Businesses	510	3,651	12,512
Average Household Income	\$89,198	\$75,762	\$83,352

2023 EMPLOYMENT PROFILE

	LABOR FORCE	AVERAGE WAGES ^o
Portland-Vancouver-Hillsboro, OR-WA MSA*	1,254,300	\$64,018
Portland-Vancouver-Hillsboro, OR-WA MSA* Total Nonfarm Employment		
Portland-Vancouver-Hillsboro, OR-WA MSA* Unemployment Rate	4.2% as of February 2023	

Sources: State of Oregon Employment Department

*The Portland-Vancouver-Hillsboro OR-WA MSA includes all of Clackamas, Columbia, Multnomah, Washington and Yamhill counties in Oregon, and Clark and Skamania counties in Washington State.

^o Oregon, 2021 Annual

DRIVE TIMES

Portland International Airport:	9 min	Nearest Amazon Distribution Hub:	10 min
Port of Portland:	10 min	Nearest UPS Distribution Hub:	22 min
Port of Vancouver:	22 min	Nearest USPS Distribution Hub:	14 min
Nearest FedEx Distribution Hub:	10 min		



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THE DEVELOPMENT TEAM



Clarion Partners, LLC, has been a leading real estate investment manager for more than 39 years. Headquartered in New York, the Firm maintains strategically located offices across the United States and Europe. With over \$65.9 billion in total real estate assets under management, Clarion Partners offers a broad range of equity and debt strategies across the risk/return spectrum to its 500 institutional investors across the globe. More information about the Firm is available at www.clarionpartners.com.



Phelan Development is a privately held real estate company with over \$5 billion of development experience. They are focused on developing high-quality industrial projects and pride themselves on the ability to deliver well-designed buildings in strategic locations. Their expertise and attention to detail have helped them establish a reputation for producing and managing attractive, well-designed buildings that meet the diverse needs of our customers.



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