

FOR LEASE





PROPERTY DESCRIPTION

Close-in availability with divisibility to approximately 34,000 SF. Abundant showroom/office with excellent exposure.

LOCATION DESCRIPTION

Close-in, last mile location within 10 minutes of Downtown Portland less than 1 mile from I-5

OFFERING SUMMARY

Lease Rate:	Call Broker For Rate Information
Available SF:	34,000 - 105,192 SF
Dock Doors:	14
Grade Loading:	3

PROPERTY HIGHLIGHTS

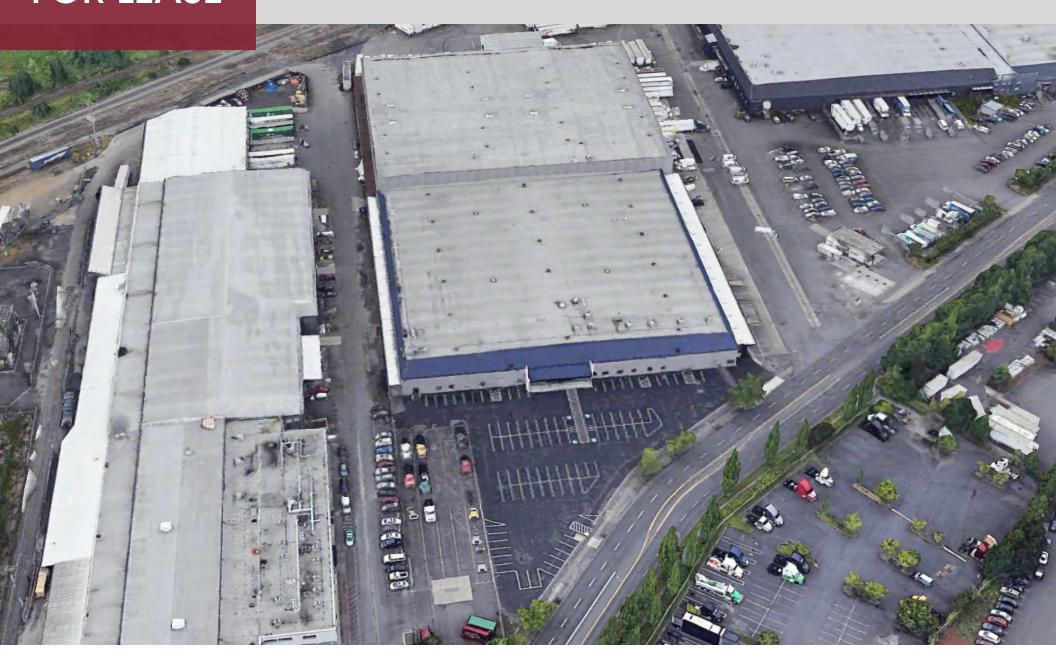
- Newly upgraded ESFR sprinkler system
- New LED warehouse lighting
- Office/Showroom up to 20,000 SF
- Divisible to ~ 34,000 SF
- 18" clear height (22' between beams)
- 600 Amps Power
- 100+ cars auto parking
- IG-1 zoning



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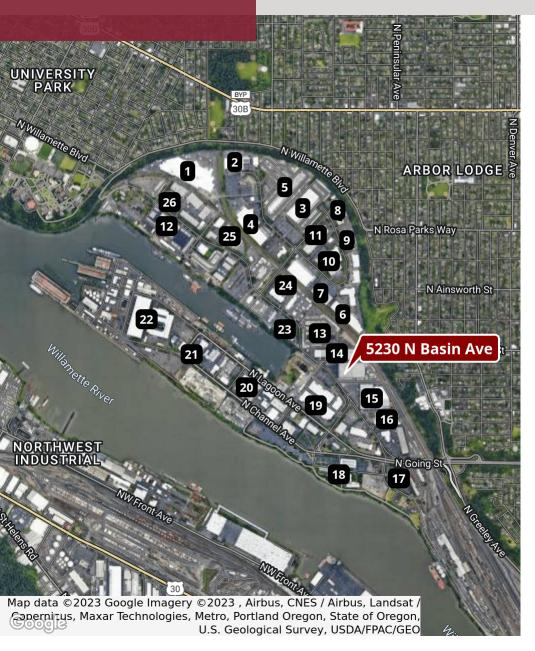
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CORPORATE NEIGHBORS

- 1. Daimler
- 2. Maletis Beverage
- 3. FedEx
- 4. Daimler
- 5. YRC Freight
- 6. T&A Supply / Alaskan Tanker Co.
- 7. E.E. Schenk
- 8. Andersen Construction
- 9. Warke Cascade
- 10. Walter E. Nelson
- 11. Portland Flower Market
- 12. & 13. UPS
- 14. Daimler
- 15. Premier Press / Rose City Moving & Storage
- 16. Kroger
- 17. FedFx
- 18., 19., & 20. Daimler
- 21. Bridgetown Printing
- 22. VIGOR
- 23. Bushnell Warehouse
- 24. Stack Metallurgical Group
- 25. UPS
- 26. West Coast Events



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