

Warehouse/Distribution Space

5230 NORTH BASIN AVENUE | PORTLAND, OR 97217

FOR LEASE

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**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

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All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

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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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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. FedEx
- 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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