

Warehouse/Yard Storage and Fabrication Bays

GUNDERSON IRON WORKS

FOR LEASE

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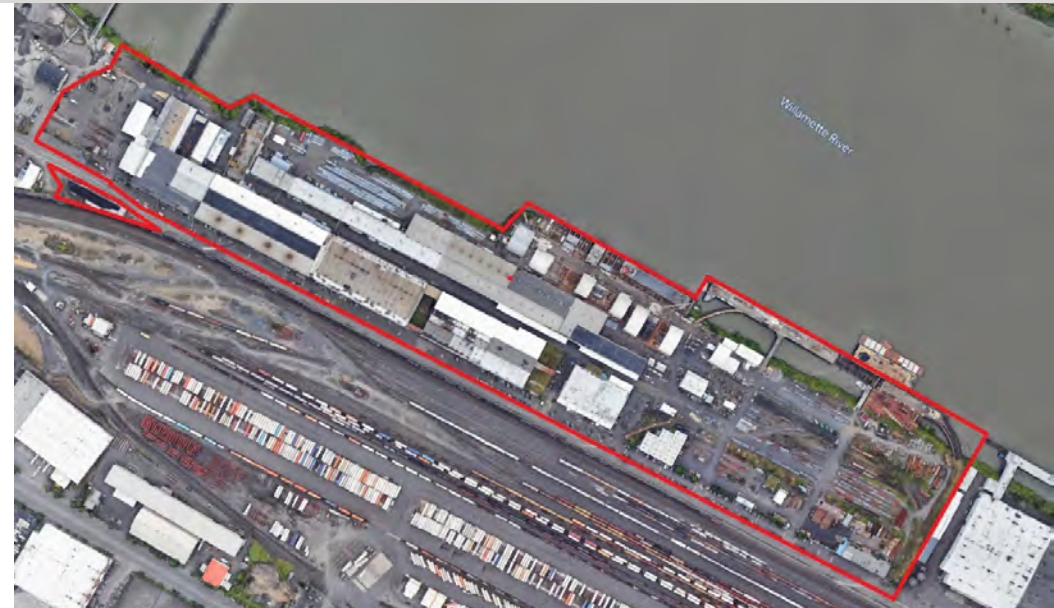
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**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

FOR LEASE

4700 NW Front Avenue, Portland, OR 97217



PROPERTY DESCRIPTION

Oregon Green Manufacturing recently acquired the Gunderson Manufacturing Complex located in Portland's Guilds Lake Industrial District. The site was home to Gunderson Rail Car and Gunderson Marine Groups benefitting from its rail and waterfront access. Gunderson Marine, LLC will continue the operations of the Marine Group.

AVAILABLE SPACES

- **Storage Warehouse:** Size ranging from 5,000 to 100,000 with clear heights 22'-30'.
- **Fabrication Bays:** Crane Bays ranging from 10,000 SF – 48,000 SF with clear heights 22'-30'.
- **Storage Yard:** Ranging from 0.5 to 5 acres both graveled and paved options.

OFFERING SUMMARY

Lease Rate:	Call For Rates
Divisible To:	5,000 - 100,000 SF
Lot Size:	58 Acres
Power:	Heavy, 3 Phase

AVAILABLE MANUFACTURING EQUIPMENT & SERVICES

- 5-20 ton bridge cranes
- Laser and Plasma cutting
- Press Brakes
- Full Machine Shop
- Sand Blasting
- Industrial Coatings
- Fabrication, Robotic Welders, Mechanical Assembly
- * Manufacturing equipment and services to be made available at additional charge.
- * Utilities may be separately metered depending on usage



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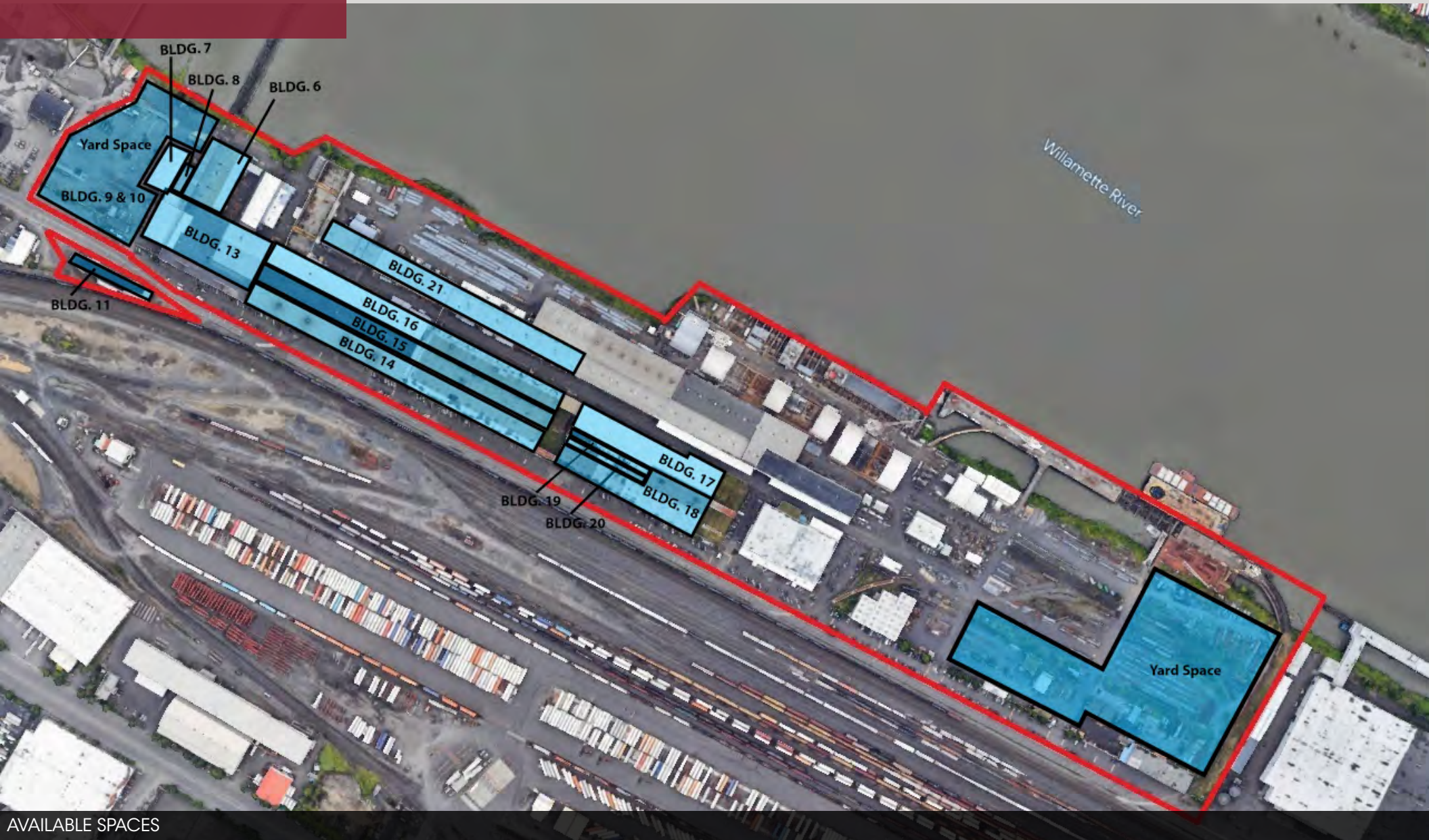
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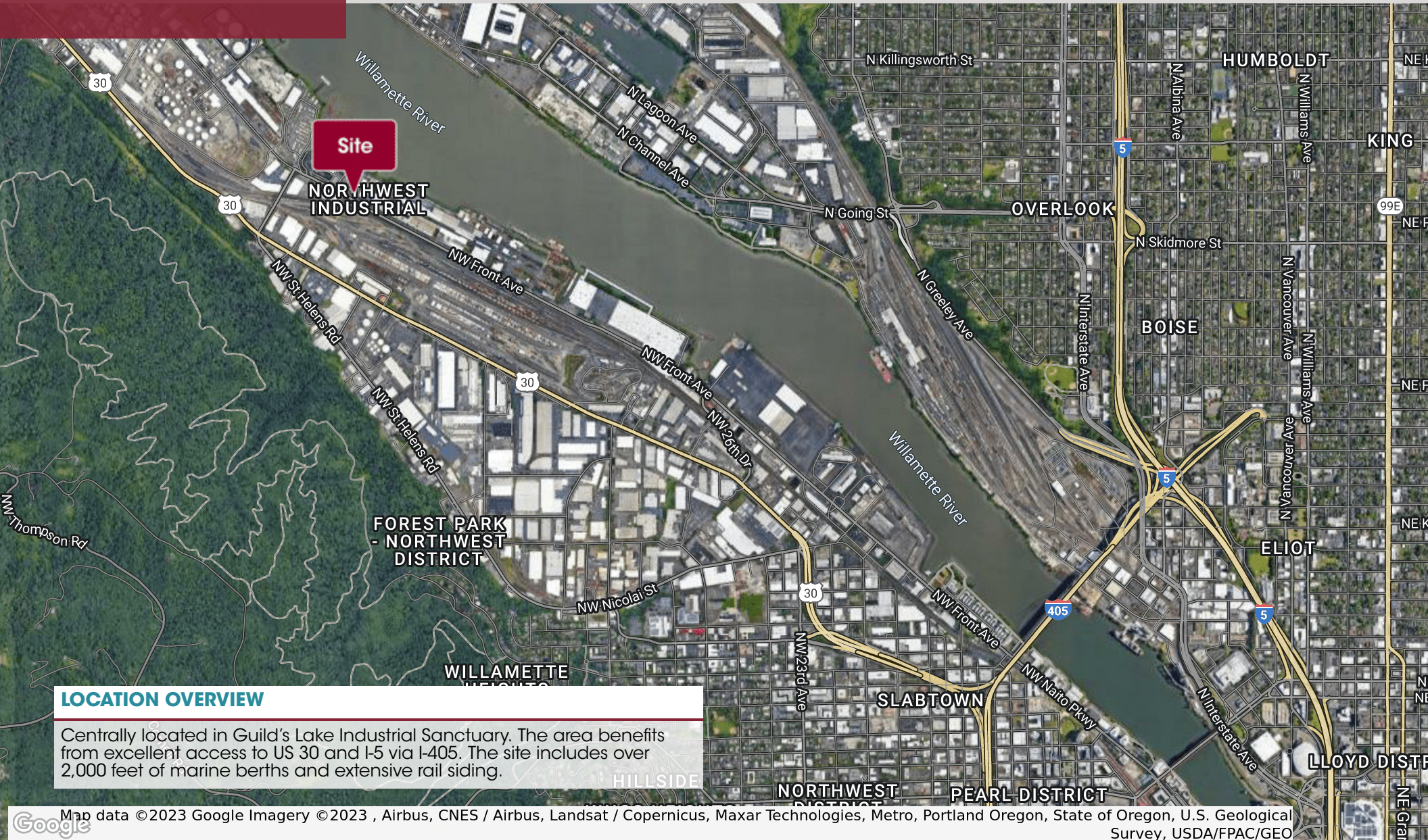
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LOCATION OVERVIEW

Centrally located in Guild's Lake Industrial Sanctuary. The area benefits from excellent access to US 30 and I-5 via I-405. The site includes over 2,000 feet of marine berths and extensive rail siding.

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