

**FOR LEASE**

**8520 NE Alderwood Road Portland, Oregon 97220**

**Warehouse & Office**



John Gibson - Licensed Oregon Principal Broker  
OR# 971000078

623 NE 23rd Avenue  
Portland, Oregon 97232

503.860.3267 mobile 503.234.0820 direct

John.Gibson@commercialblack.com  
www.commercialblack.com

COMMERCIAL  
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## **Property - Suites G**

- Zoning EG 2 (General Employment 2): Suitable for manufacturing, warehouse, wholesale sales, and industrial services. Ideal for corporate headquarters.
- Up to +/- 20,000 SF can be made available with +/- 5,399 office
- 2 Dock high doors with one leveler and 1 grade level doors
- 26 feet clear height and 24' x 50 ' columns throughout warehouse space
- Office space with entry area, private offices, conference room and break room
- Power: 208-480 V 3 Phase Power 2,000 AMPS Total
- Lot can accommodate 53 Foot Tractor Trailers
- \$.60 PSF NNN Shell & \$1.05 PSF Office Surcharge
- Triple Nets \$3.55 Per SF Annual (Cams Taxes Insurance)

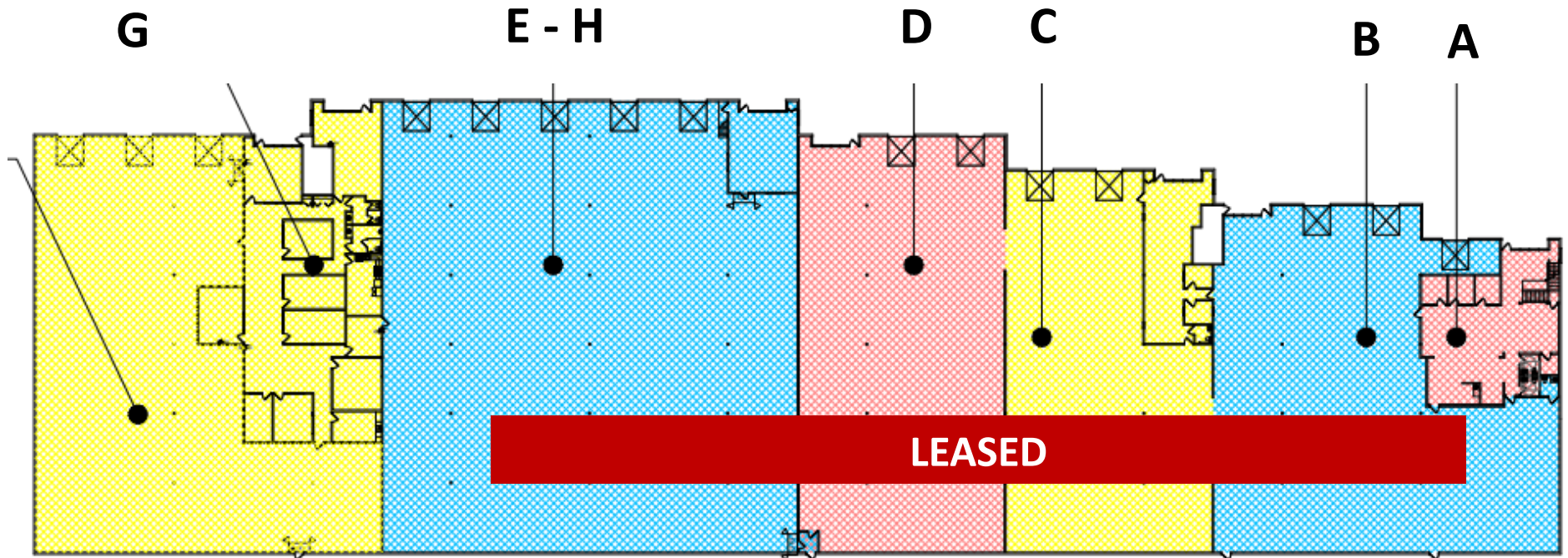
## **Location Features - Close Proximity to Portland International Airport**

- Quick freeway access to I-84, I-205, 5 minutes from Portland International Airport
- Easy access to MAX train and public transport
- Close proximity to Cascade Station, hailed as the gateway to Portland International Airport.
- Cascade Station boasts 375,000 square feet of top of the line retail space
- Large national retailers, casual restaurants, office space, and hotels.

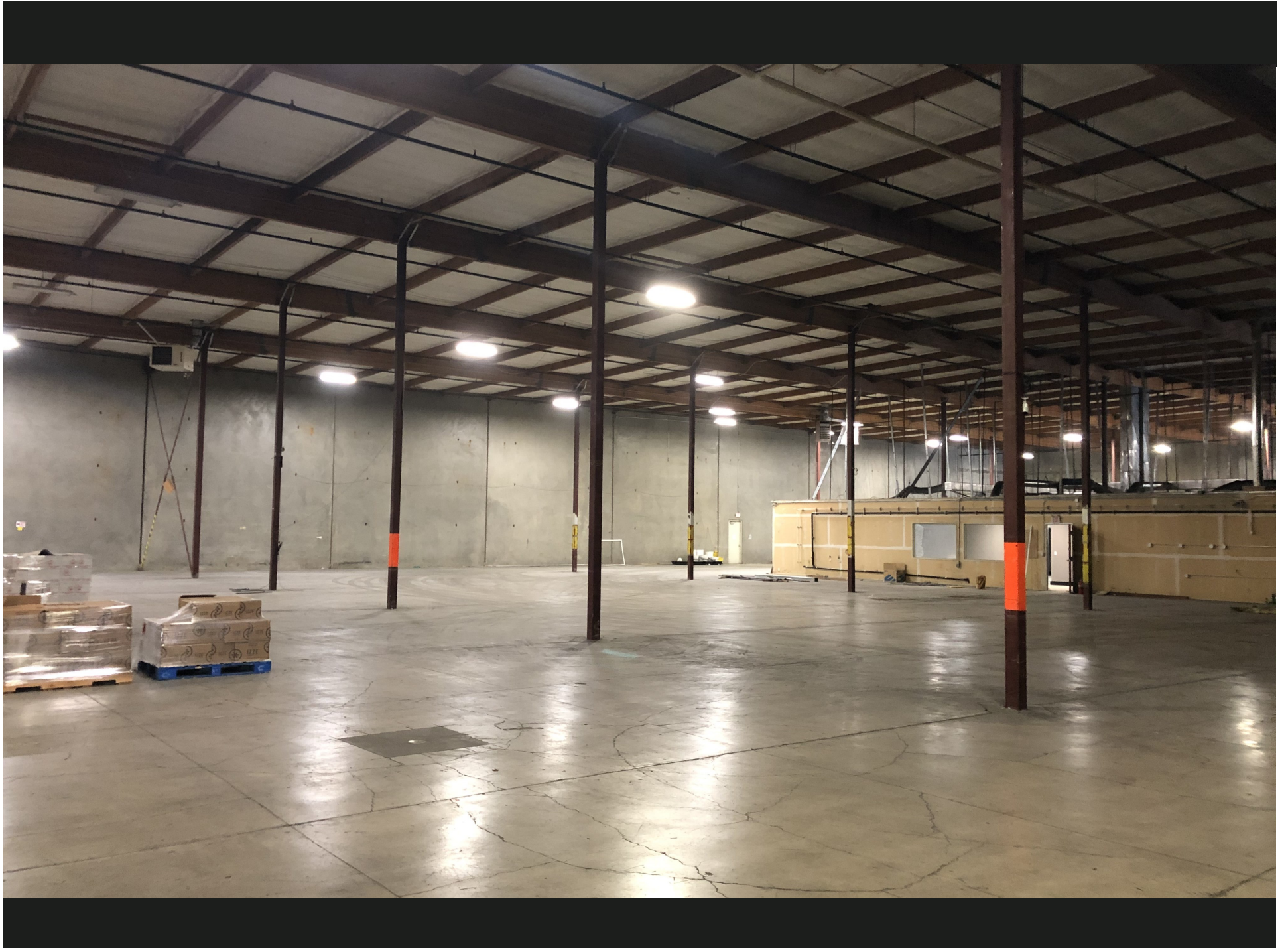
# Available

Shell Rate: \$0.60 PSF / Office Surcharge: \$1.05 PSF

Suites G: +/- 20,000 SF Shell  
+/- 5,399 SF Office





















# Aerial Site Plan





