

FOR LEASE

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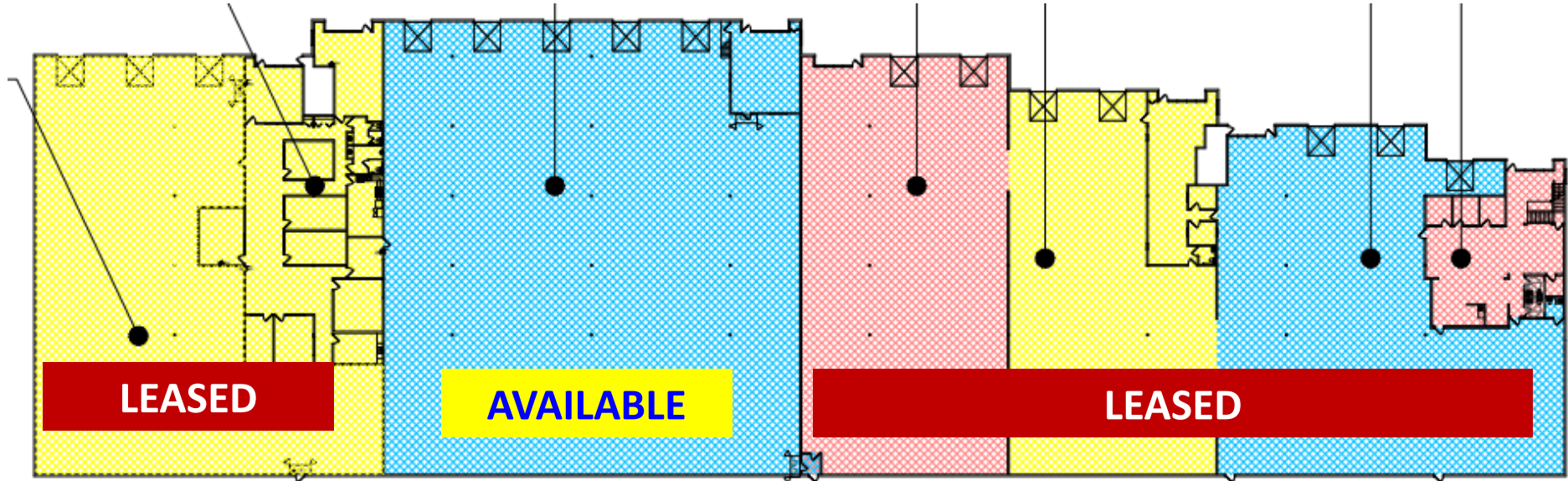
Available

Shell Rate: \$0.78 PSF

Suites E - H: +/- 25,954 SF Shell
+/- 710 SF Office



I F - E D C B A

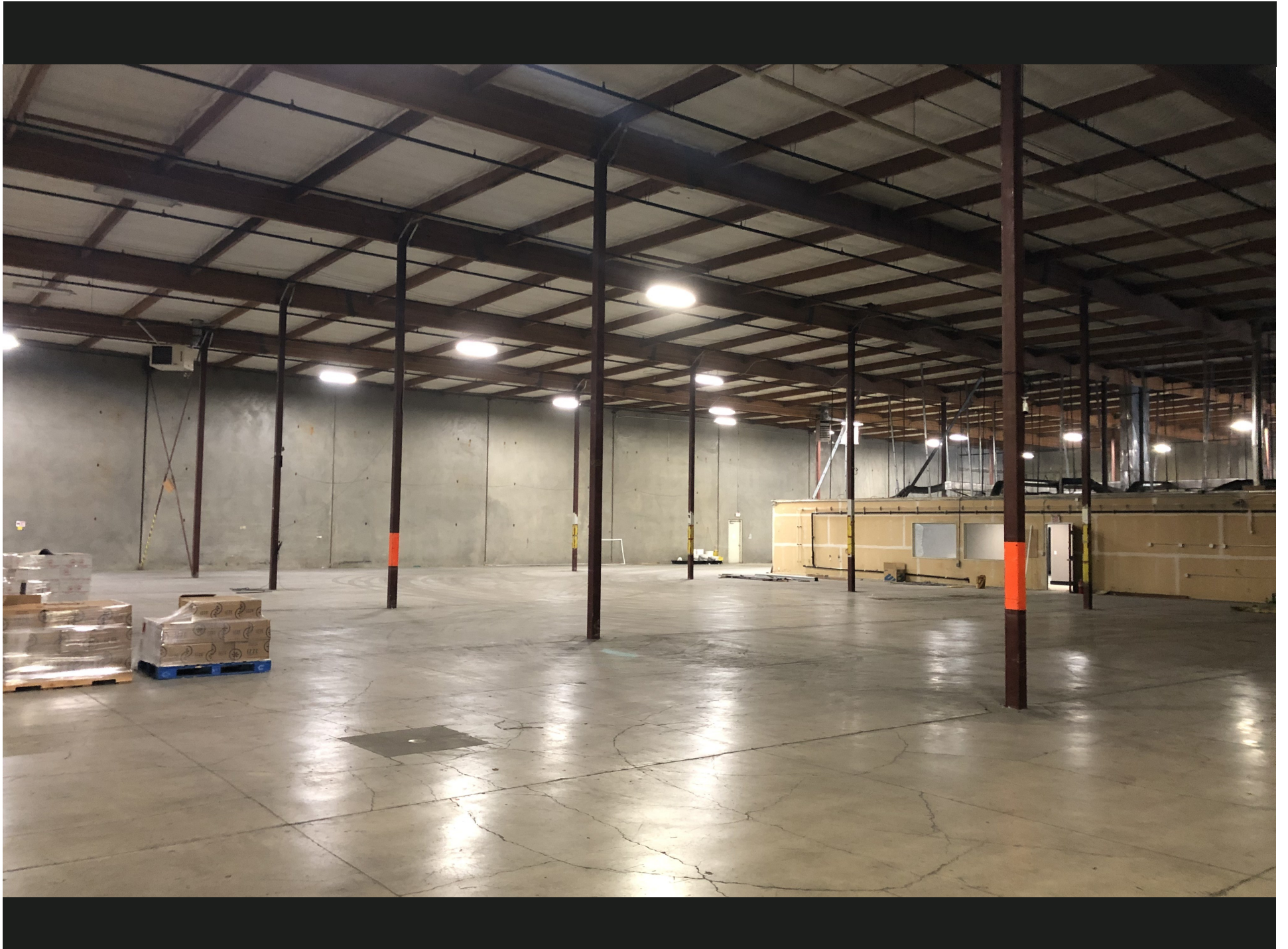


Suites E and H

- Zoning EG 2 (General Employment 2): Suitable for manufacturing, warehouse, wholesale sales, and industrial services.
- Up to +/- 25,954 SF of warehouse available
- +/- 710 SF of office
- 4 Dock high doors with one leveler and 1 grade level doors (ramped)
- 26 feet clear height and 24' x 50 ' columns throughout warehouse space
- Power: 208-480 V 3 Phase Power
- 200 AMPS available—Pending switch installment scheduled for July 2024
- Accommodates Multiple 53 Foot Tractor Trailers
- \$.78 PSF NNN
- Triple Nets \$3.55 Per SF Annual (Cams Taxes Insurance)

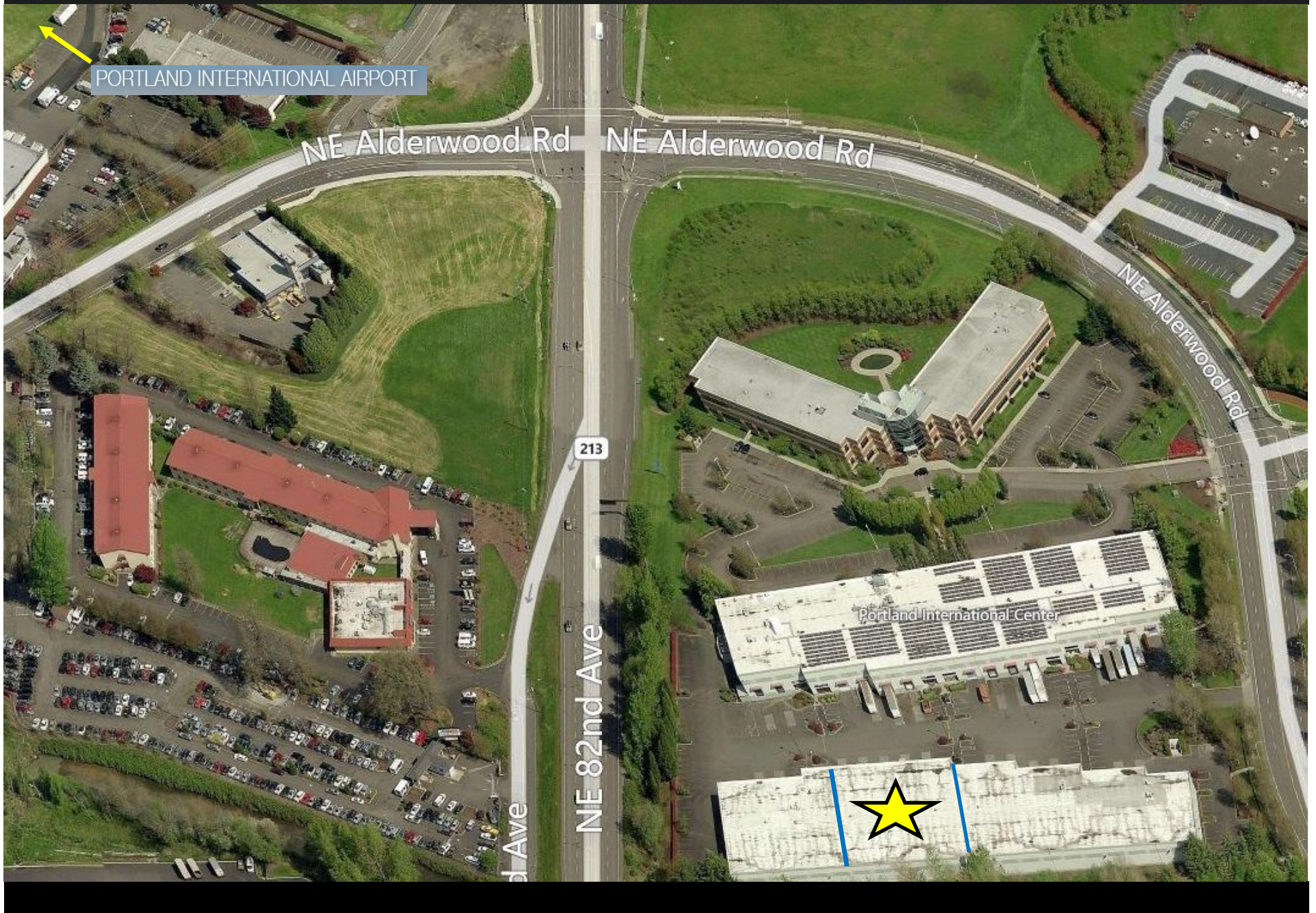
Location Features - Close Proximity to Portland International Airport

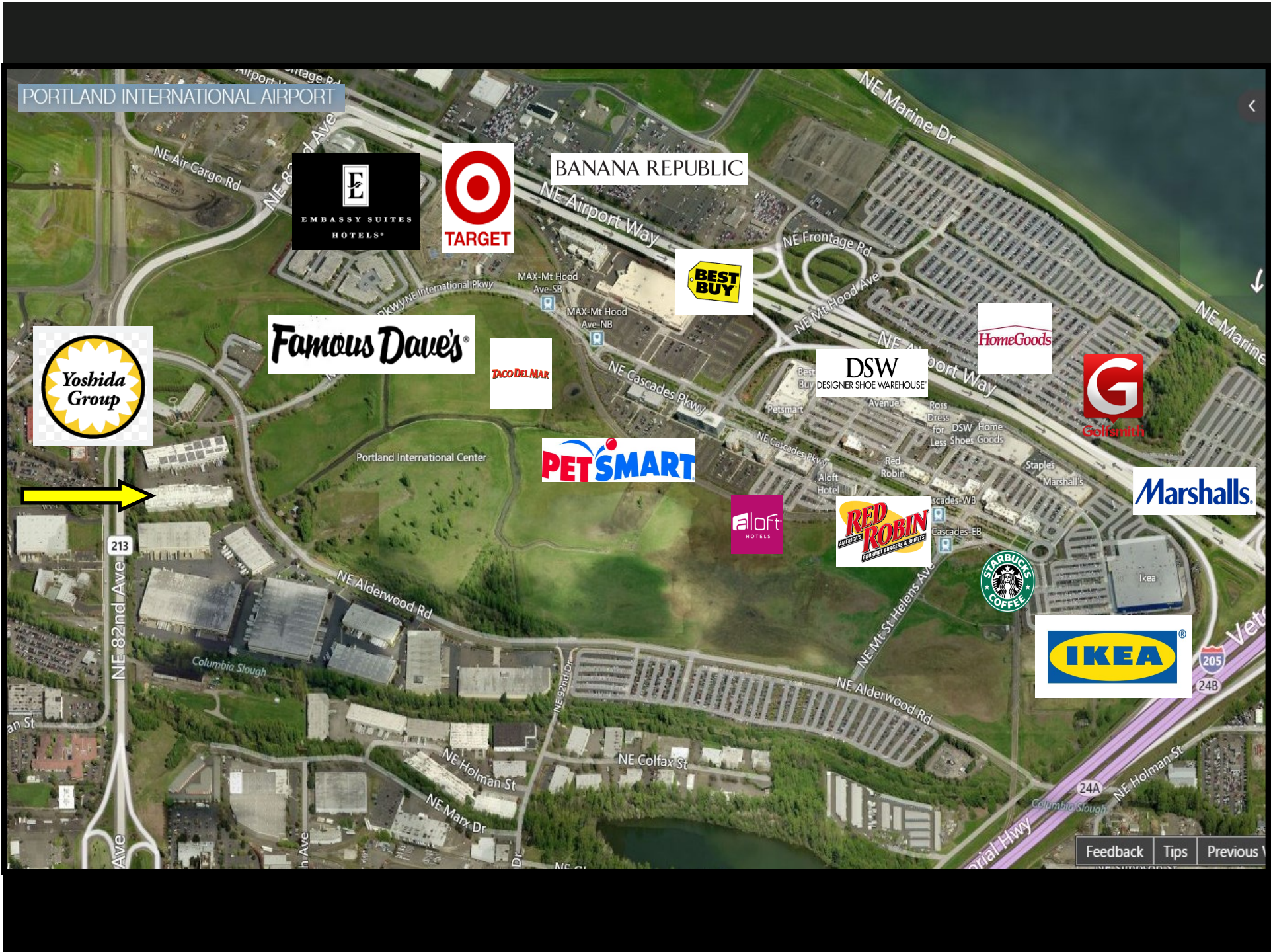
- Quick freeway access to I-84, I-205, 5 minutes from Portland International Airport
- Easy access to MAX train and public transport
- Close proximity to Cascade Station, hailed as the gateway to Portland International Airport.
- Cascade Station boasts 375,000 square feet of top of the line retail space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





Aerial Site Plan





PORTLAND INTERNATIONAL AIRPORT



BANANA REPUBLIC



Famous Dave's



PETSMART

DSW
Best Buy DESIGNER SHOE WAREHOUSE



NE 82nd Ave 213



Marshalls



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