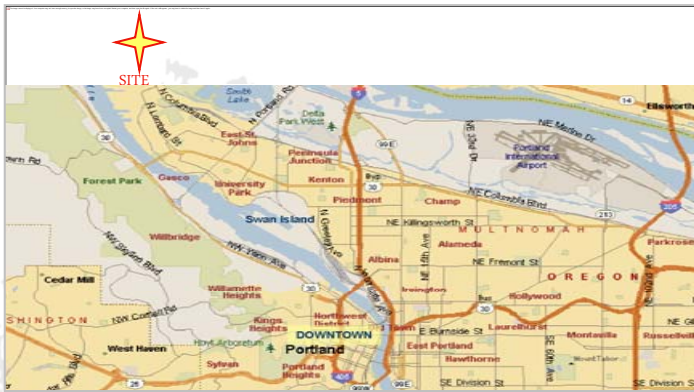


Rivergate Industrial Building

13908 N. Lombard Street, Portland, OR 97203

For Sale

Aerial Perspectives



A turn-key industrial building ideal for modern manufacturing, fabrication or machine shop operation. Unique opportunity to own property with corporate headquarters presence in the heart of Rivergate in North Portland. It offers extensive shop infrastructure such as heavy, well-distributed electrical power, full climate control, compressed air lines, cranes and multiple truck grade level and dock doors. The office space contains a practical mix of private offices, conference room, open space and a large, well-appointed lunch room. The site has prominence on North Lombard with attractive landscaping, abundant parking and truck access, and expansion capability.

Contact:

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For Sale

Property Features:

Building Size:	31,587 sf ±	Electrical Power:	1200 Amp, 277/480 Volt, 3-Phase Bus ducts throughout shop
Office:	3,800 sf ±	Compressed Air Lines:	Throughout Shop
Construction:	Concrete Tilt	Climate Control:	Full Building
Lot Size:	3.68 Acres	Ceiling Clearance:	18-20 Foot
Year Built:	1991 with 2001 Expansion	Parking:	60 Striped Spaces
Cranes:	Ten (10) Two (2) Ton Cranes Two (2) in Each Bay	Truck Loading:	Two (2) Docks with Hydraulic Load Levelers & Seals Three (3) 12'x16' & One (1) 12'x18' Grade Level Doors Concrete Truck Apron
Sales Price:	\$2,527,000 All Cash	Expansion / Yard Area Capable	

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