

**AVAILABLE NOVEMBER 1, 2017**

Space includes 26,141 SF Total of Warehouse and Office  
Plus additional 5,760 SF Fenced Yard



**Lease Rate: \$0.48/\$0.75 NNN**

### Property Highlights

- 26,141 SF Shell | 2,391 SF Office Area
- 5,760 SF Fenced Yard
- 4 dock (1 w/leveler) | 2 oversized grade doors
- 480V/1600 amps power
- Turnkey - new carpet, paint, T-5 lighting
- 26' clear height
- Dry system fire suppression
- Rail available
- Sublease expires June 30, 2021  
Direct Deal Preferred



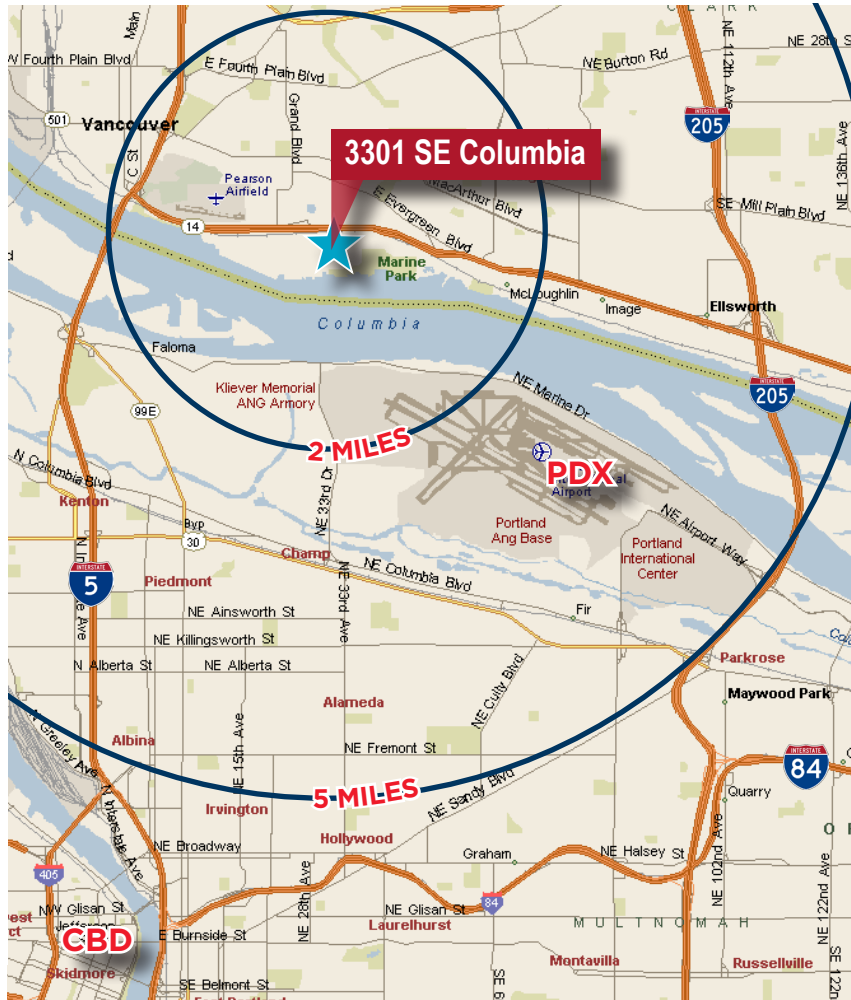
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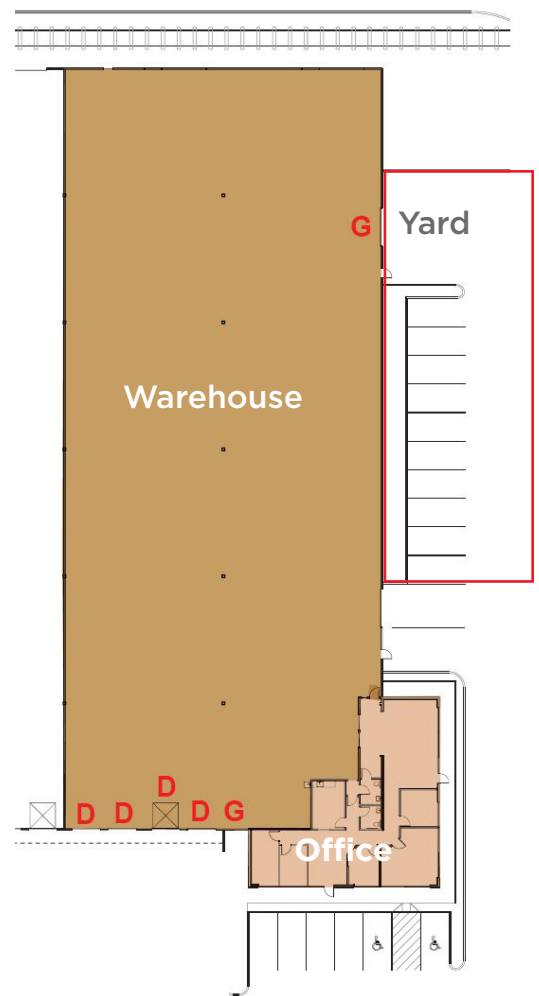
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### Property Location



### Floor Plan



Destination	Time	Distance
I-5 Southbound	4 minutes	2.1 miles
I-5 Northbound	4 minutes	2.0 miles
I-205	6 minutes	4.6 miles
Portland Int'l Airport	11 minutes	8.9 miles
Portland CBD	15 minutes	10.9 miles

- D = Dock door
- G = Grade door
- ☒ = Leveler

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