



FOR LEASE | INDUSTRIAL

# ±5,250 SF Warehouse with Office and ±4.7 Acre Yard

9125 N Time Oil Road, Portland, OR 97203

## Warehouse and Yard Available Together or Separately

### Warehouse Highlights

- ±5,250 SF Warehouse
- ±1,245 SF Mezzanine Office
- One Private Office and Open Area
- One Oversized Grade Level Door
- 23'-25' Clear Height
- Lease Rate: \$0.40 / \$0.75 NNN

### Yard Highlights

- 4.7 Acres, Graveled
- Partially fenced
- Flat topography
- Great for trailer storage
- Easy ingress/egress from N Time Oil Rd
- Lease Rate: \$0.10/SF



**Aaron Watt**  
Director  
+1 503 279 1779  
aaron.watt@cushwake.com

**Paul Carlson**  
Senior Director  
+1 503 279 1755  
paul.carlson@cushwake.com

**Keegan Clay**  
Senior Associate  
+1 503 279 1704  
keegan.clay@cushwake.com

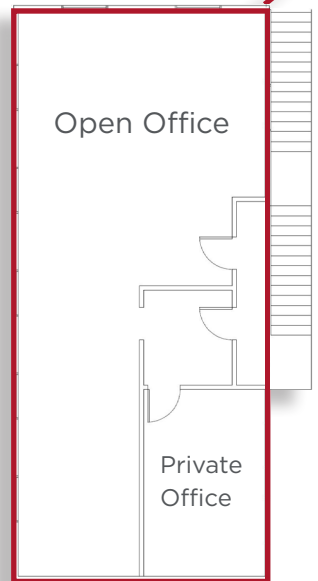
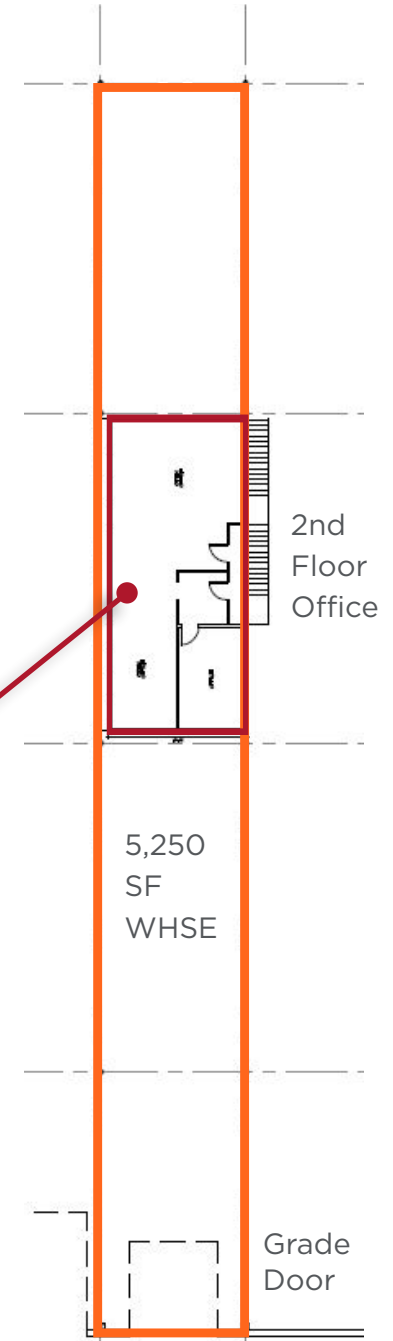
200 SW Market St, Suite 200  
Portland, Oregon  
main +1 503 279 1700  
fax +1 503 279 1790  
**cushmanwakefield.com**



FOR LEASE | INDUSTRIAL

# ±5,250 SF Warehouse with Office and ±4.7 Acre Yard

9125 N Time Oil Road, Portland, OR 97203



### Distance / Time to

Port of Portland	0.7 mile / 2 min.
I-5	5.9 miles / 10 min.
Hwy 30	2.3 miles / 8 min.

1,245 SF  
Mezzanine  
Office

Open Office

5,250  
SF  
WHSE

Private  
Office

Grade  
Door

**Aaron Watt**  
Director  
+1 503 279 1779  
aaron.watt@cushwake.com

**Paul Carlson**  
Senior Director  
+1 503 279 1755  
paul.carlson@cushwake.com

**Keegan Clay**  
Senior Associate  
+1 503 279 1704  
keegan.clay@cushwake.com

200 SW Market St, Suite 200  
Portland, Oregon  
main +1 503 279 1700  
fax +1 503 279 1790  
**cushmanwakefield.com**