



FOR LEASE



50602 BIRCH AVENUE

Industrial Space

± 7,000 SF - ± 20,250 SF (2 Buildings)

50602 Birch Ave, Scappoose, OR 97056

- 20,250 SF: 13,250 SF and 7,000 SF Buildings
- Available Now
- Lot Size: 1.76 Acres (76,665 SF)
- Fenced and Secured Yard
- Frontage on Highway-30

MIKE HALE, SIOR

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PROPERTY SUMMARY

**FOR
LEASE**



PROPERTY DETAILS

Address	50602 Birch Ave, Scappoose, OR 97056
Available Space	20,250 SF (2 Buildings)
Lot Size	1.76 Acres - Fenced Yard
Power	3-Phase, 240v, 400 Amps
Air Lines	Yes
Zoning	EC (Existing Commercial)
Available	Now
Lease Rate	\$18,000/Month + NNN

BUILDING A

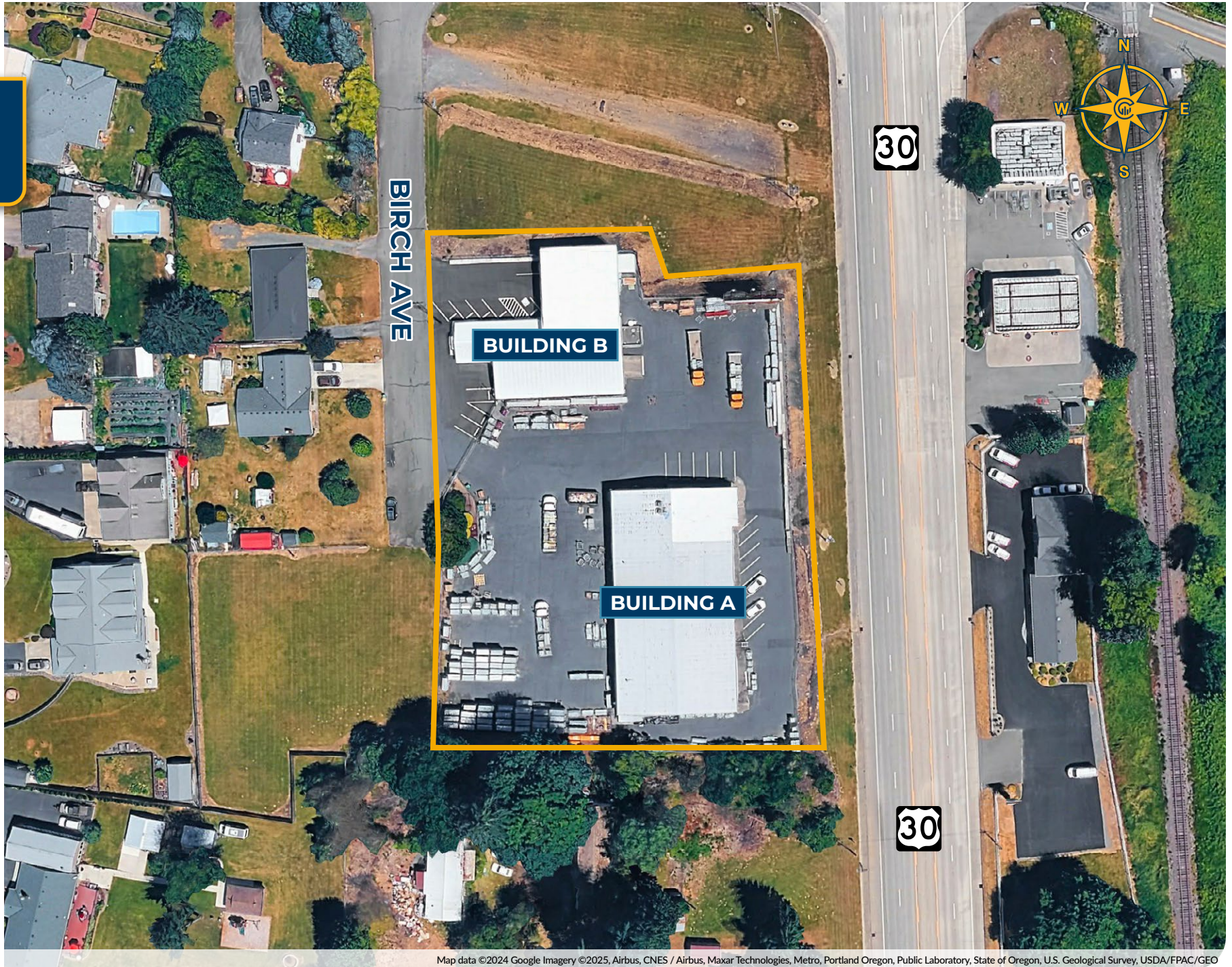
Available Space	13,250 SF Shell
Office SF	2,000 SF Two Story
Grade Level Doors	4 Grade Doors (14' x 14') Electric Doors
Lease Rate	Call for Details

BUILDING B

Available Space	7,000 SF Shell
Office/House SF	1,600 SF
Grade Level Doors	3 Grade Doors
Lease Rate	Call for Details



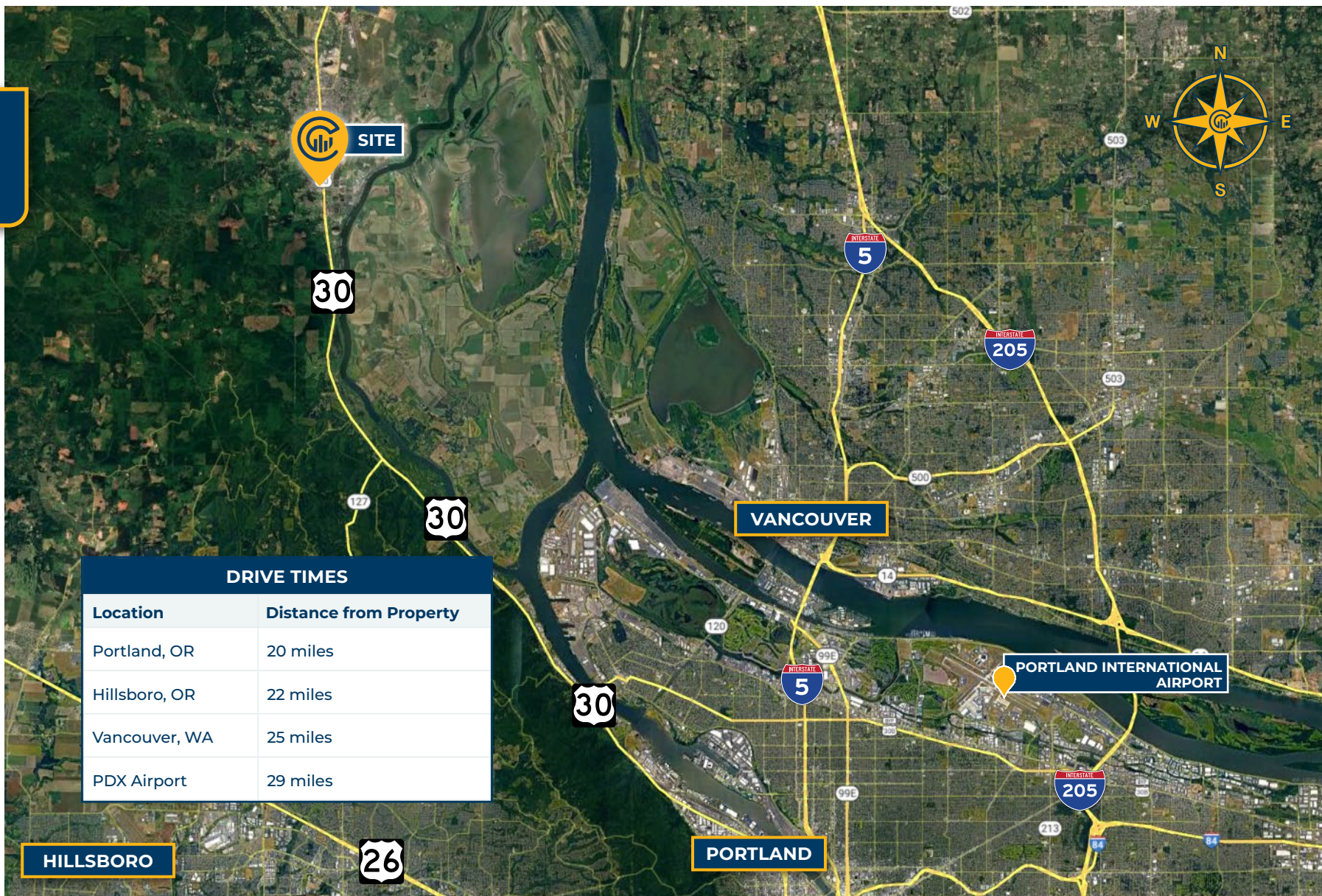
AERIAL



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LOCAL AERIAL MAP



DRIVE TIMES	
Location	Distance from Property
Portland, OR	20 miles
Hillsboro, OR	22 miles
Vancouver, WA	25 miles
PDX Airport	29 miles

*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2025 | Map data ©2024 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO

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