



**FOR LEASE**



# TRUCK MAINTENANCE & OUTDOOR STORAGE FACILITY

## Truck Terminal & Office Available

± 44,647 SF w/ Multiple Shops on 18.39 AC Lot / Divisible

### 110 N Marine Drive, Portland, OR

- N Marine Dr Truck Maintenance Facility sits on ± 18.39 Acres and consists of 44,647 SF Truck Maintenance Facilities and offices across multiple buildings.
- Divisible to multiple sizes with multiple ingress & egress.
- The site features trailer stalls on a paved, lit, fenced yard, and small packed gravel area.
- Turn-key site.

### MIKE HALE

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PROPERTY SUMMARY

FOR LEASE



PROPERTY DETAILS

Address	110 N Marine Drive, Portland OR 97217
Total Building SF	±44,647 SF Total (Divisible)
Office SF	±19,071 SF
Lot Area	18.39 Acres (Divisible to 4.55 Acres)
Lease Rate	Call for Rates
Clear Height	20'
Dock High Doors	4 (10'x10')
Grade Level Doors	17 Drive-Thru Doors
Site Features	<ul style="list-style-type: none"> <li>Truck Scale</li> <li>Drive-Thru Maintenance Shop</li> <li>Paved, Lighted, and Fenced Yard</li> <li>Multiple Curb Cuts</li> </ul>
Lighting	Motion Sensor Lighting
Sprinkler Type	Wet Sprinkler System
Auto Parking	110 Spaces with 2 ADA Spaces
Zoning	(IG2) <a href="#">General Industrial 2</a>
Availability	Now

Location Features

- Distance to Portland International Airport - 7.2 Miles / 14 Mins
- Distance to Portland CBD - 7.6 Miles / 18 Mins
- Distance to - 1.5 Miles / 4 Mins
- Distance to - 7.3 Miles / 18 Mins

Corporate Neighbors

- XPO
- FedEx
- Jubitz Truck Stop
- TEC Equipment
- Old Dominion
- Market Express
- IMI
- Amazon
- Oak Harbor Freight Lines
- Reddaway
- NuCO2
- IAA Portland West
- Xavier Environmental
- Independent Dispatch Inc





SITE PHOTOS



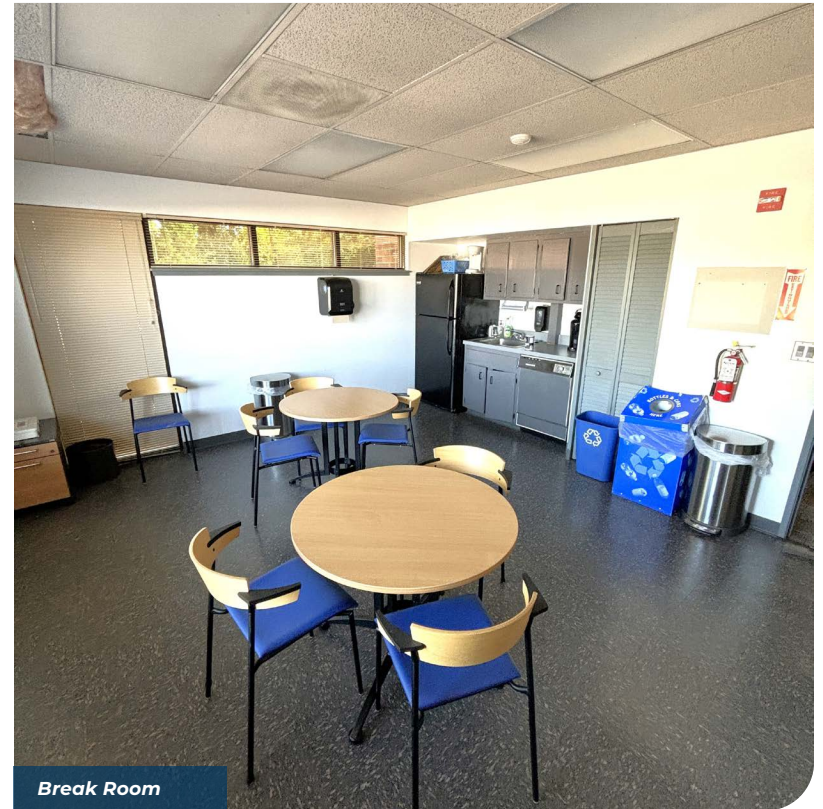
Truck Parking



Truck Maintenance Building



Drive-Thru Truck Shop



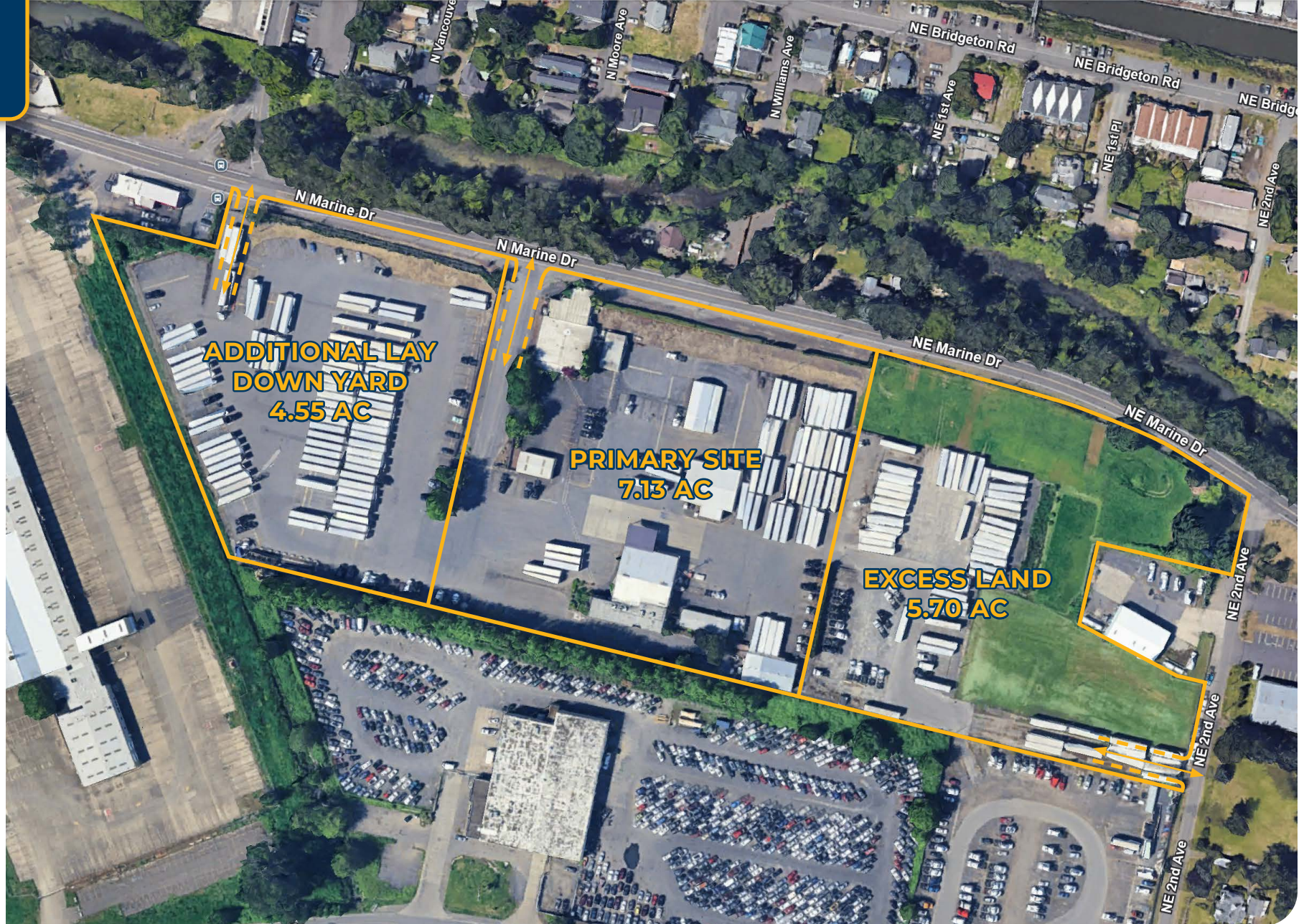
Break Room





# SITE PLAN

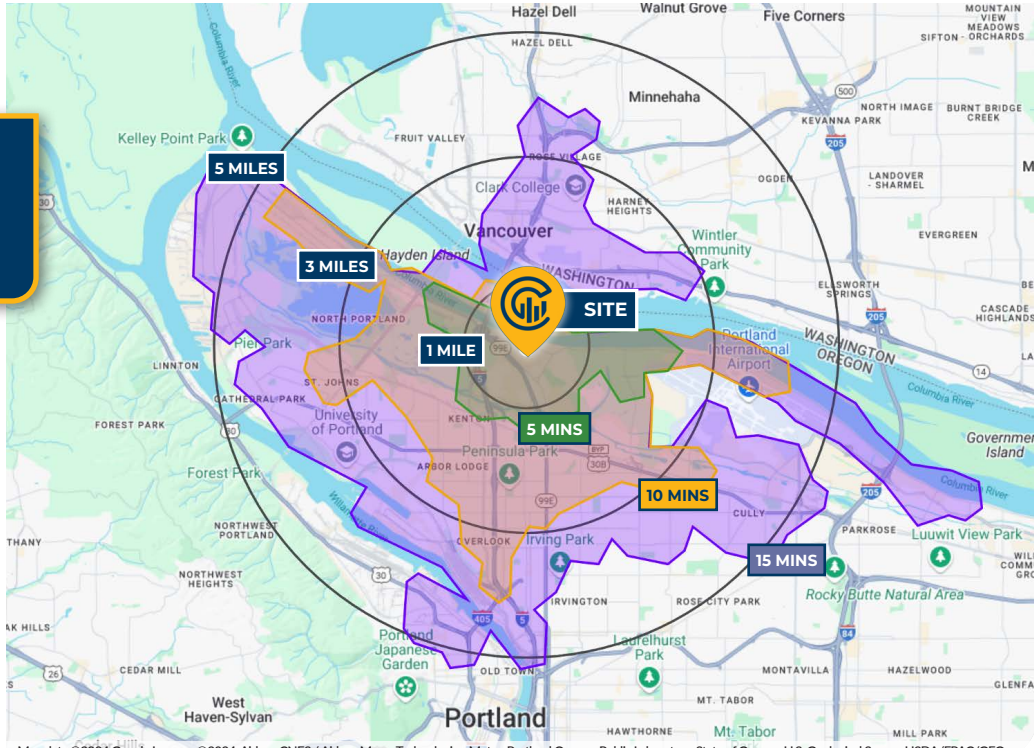
## SITE PLAN







# DRIVE TIMES & DEMOGRAPHICS



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## AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	4,524	87,389	271,291
2029 Projected Population	4,460	91,157	276,940
2020 Census Population	4,328	86,565	268,614
2010 Census Population	3,018	76,865	230,318
Projected Annual Growth 2024 to 2029	-0.3%	0.9%	0.4%
Historical Annual Growth 2010 to 2024	4.3%	1.3%	1.7%
<b>Households &amp; Income</b>			
2024 Estimated Households	2,319	40,136	121,217
2024 Est. Average HH Income	\$125,845	\$121,900	\$129,972
2024 Est. Median HH Income	\$94,999	\$91,040	\$97,368
2024 Est. Per Capita Income	\$65,244	\$56,267	\$58,345
<b>Businesses</b>			
2024 Est. Total Businesses	462	6,425	17,884
2024 Est. Total Employees	5,442	57,124	170,809

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RS1



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**110 N MARINE DRIVE**