



FOR LEASE

8205-8237 N CONGRESS AVE

PORTLAND, OR 97217

TYLER COLLINS

503.416.0088

tcollins@macadamforbes.com

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES



PROPERTY DESCRIPTION

Flexible Heavy Industrial (IH) zoned space ideal for auto-related uses, warehousing, distribution, contractor operations, and more. 8237 N Congress Avenue offers approximately $\pm 3,960$ SF of improved industrial space, while 8205 N Congress Avenue provides an additional $\pm 2,720$ SF, combining for nearly 6,700 SF of North Portland industrial capacity with Excess Yard.

PROPERTY HIGHLIGHTS

- IH - Heavy Industrial Zoning
- Easy access to Columbia Boulevard and I-5

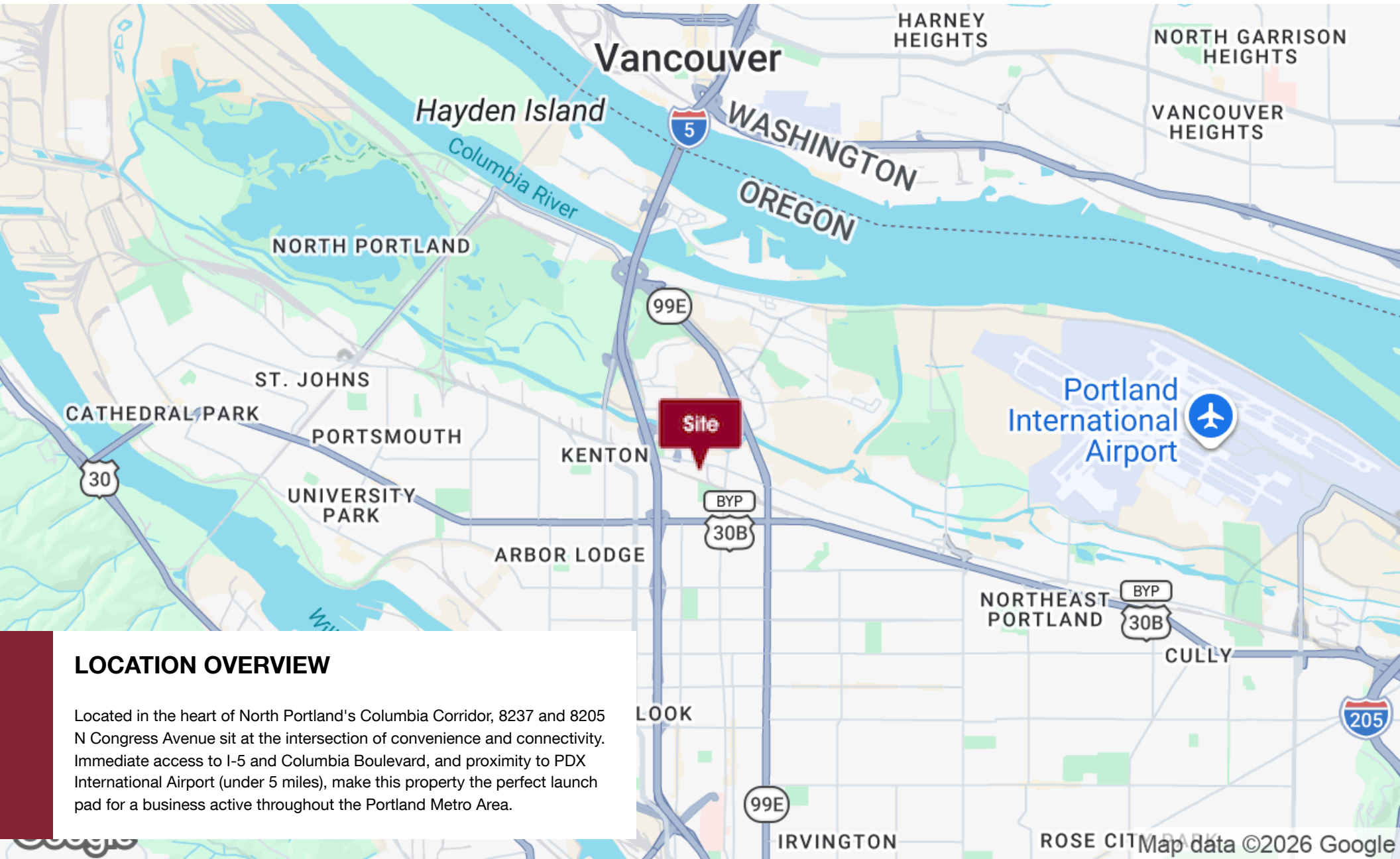
OFFERING SUMMARY

Lease Rate:	\$7,000 per month (NNN)
Available SF:	6,680 SF
Lot Size:	30,185 SF

TYLER COLLINS

503.416.0088 | tcollins@macadamforbes.com





LOCATION OVERVIEW

Located in the heart of North Portland's Columbia Corridor, 8237 and 8205 N Congress Avenue sit at the intersection of convenience and connectivity. Immediate access to I-5 and Columbia Boulevard, and proximity to PDX International Airport (under 5 miles), make this property the perfect launch pad for a business active throughout the Portland Metro Area.

TYLER COLLINS

503.416.0088 | tcollins@macadamforbes.com