



# Blue Lake Corporate Park

**For Sublease**

**Building B | 378,000 SF Industrial Space in Portland, OR**

**CBRE**

Industrial & Logistics  
Advisory & Transaction Services

# The Property | For Sublease

19750 NE Riverside Pkwy | Portland, OR

## Property Summary

Site Size:	30.2 AC or 1,315,512 SF	Seismic Bracing:	Steel Brace Frames
Building Size:	±378,000 SF Available	Car Parking:	236
Office Size:	±8,000 SF	Trailer Parking Stalls:	44
Building Dimensions:	420' x 900'	Truck Court:	135' & 177'
Clear Height:	32'	Floor Slab:	7" Reinforced
Loading Configuration:	Cross-dock	Roof System:	Metal
Dock Doors:	90	Insulation:	R30
Grade Doors:	4	Heating/Ventilation:	Cambridge/above code
Column Spacing:	52' x 50'	Power:	<ul style="list-style-type: none"><li>• 1600 amp (2)</li><li>• Expandable to 3000 amps (2)</li></ul>
Speed Aisle:	60' deep	Sublease Expires:	2/15/2026



# The Property

## For Sublease

CBRE is pleased to offer for sublease Building B of the Blue Lake Corporate Park. Built in 2020, the property is a Class A industrial park in Airport Way. Building B sits at 378,000 SF with 8,000 SF office and features prime industrial features such as steel-braced seismic frames, metal roof deck structure, and above-code insulation, air circulation, and heating.

+ Sublease through February 15, 2026

+ Call for rate quotes



19750 NE Riverside Pkwy | Portland, OR

Downtown Vancouver

Portland International Airport

19750 NE Riverside Pkwy

Downtown Portland

## Points of Interest



I-84  
±1.7 Miles



I-205  
±5.7 Miles



PDX Airport  
±7 Miles



I-5  
±13.5 Miles



Downtown Portland  
±13.6 Miles

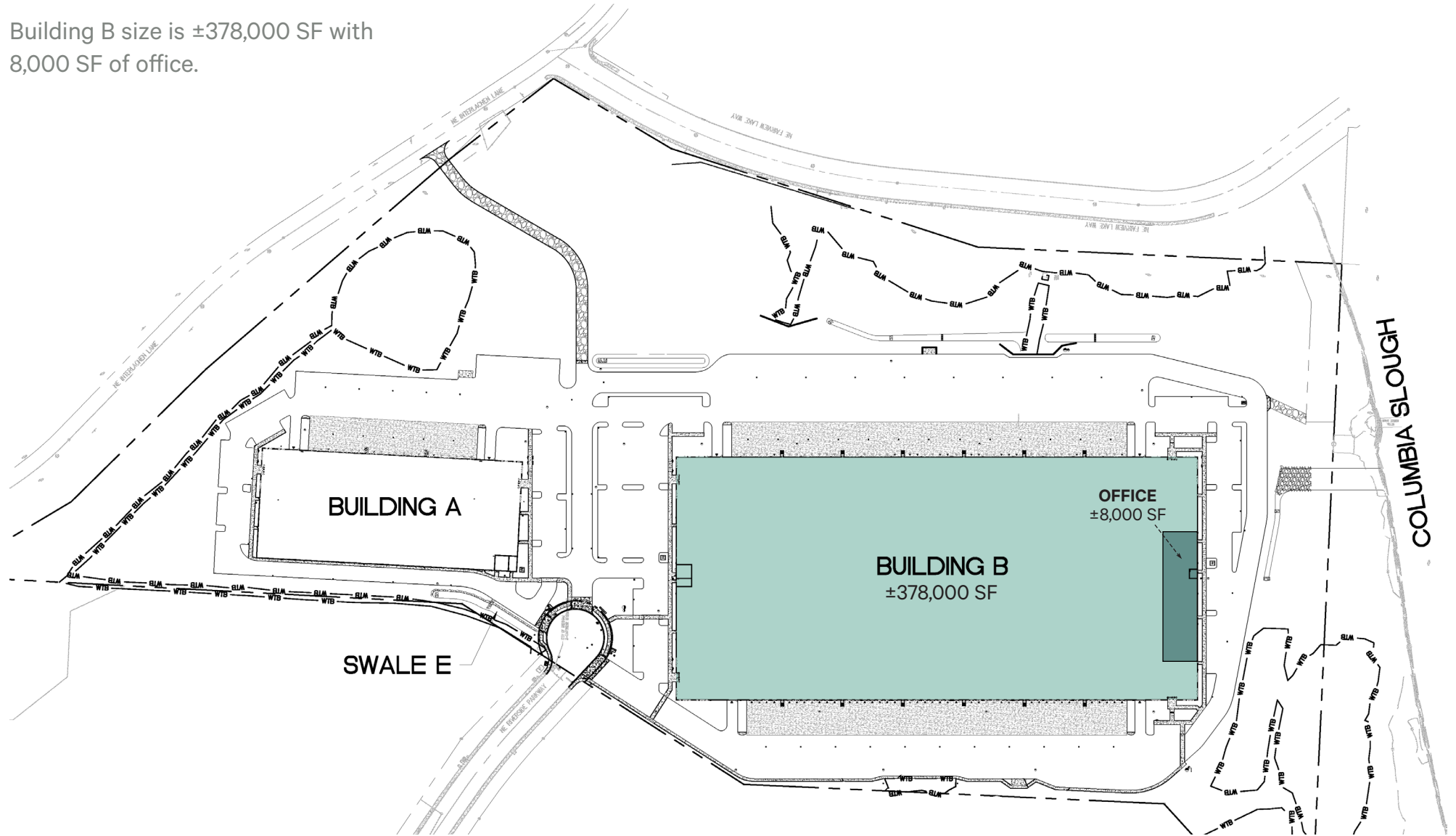


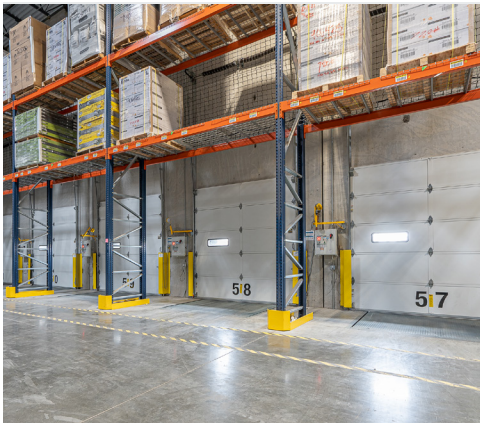
Downtown Vancouver  
±14.3 Miles



# Site Plan

Building B size is  $\pm 378,000$  SF with  
8,000 SF of office.







## Contact Us

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