

13410 SE Pheasant Ct  
PORTLAND, OR 97222

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FOR  
SUBLEASE





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## PROPERTY DESCRIPTION

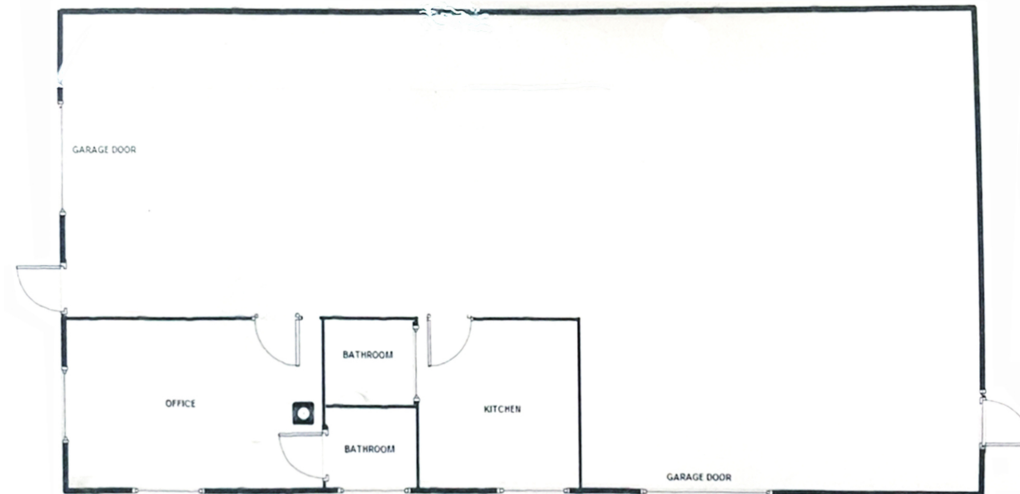
Sublease available through June 1, 2027, with the option to negotiate a direct lease and extend the term.

## PROPERTY HIGHLIGHTS

- Site is 0.52 acres and offers fenced yard for storage or parking
- Construction Type is CMU (Constructed in 1967)
- Former Cabinet Shop offers 120/240 volt 3 phase 600 amps and is well distributed
- Improvements include private office and break room (2 restrooms)
- (2) Grade Level Roll Up Doors (12'w x 10'h & 10' x 10')
- Ceiling Height: 12'

## OFFERING SUMMARY

Lease Rate (through 7/1/2026):	\$6,483.00 per month (NNN)
Lease Rate (through 7/1/2027):	\$6,700.00 per month (NNN)
Estimated Triple Nets:	\$715.24 per month (\$0.143/SF)
Available SF:	5,386 SF
Lot Size:	22,651 SF
Office Size:	425 SF



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