

FOR LEASE



3302 NW MARINE DRIVE

TROUTDALE, OREGON 97060

For more information or a property tour, please contact:

TIM BUDELMAN

503.225.8472

TimB@norris-stevens.com

Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.

12/08/2023

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TWO-STORY INDUSTRIAL SPACE FOR LEASE

DETAILS

- Lease Rate: Call for rate
- Building Size:
 - Warehouse: ± 21,808 SF
 - Office: ± 5,000 SF
 - Mezzanine: ± 3,000 SF
 - Total: ± 29,808 SF

FEATURES

- 10 loading docks
- 6 grade level doors
- 24' - 26' clear height
- ESFR sprinkler system
- 480 volt, 3 phase power
- Motion sensing LED lighting
- Fully fenced and secured
- 22 parking spaces
- Outstanding location offering easy access to I-84 and Portland International Airport
- Less than 30 minutes drive from both downtown Portland and Vancouver, WA



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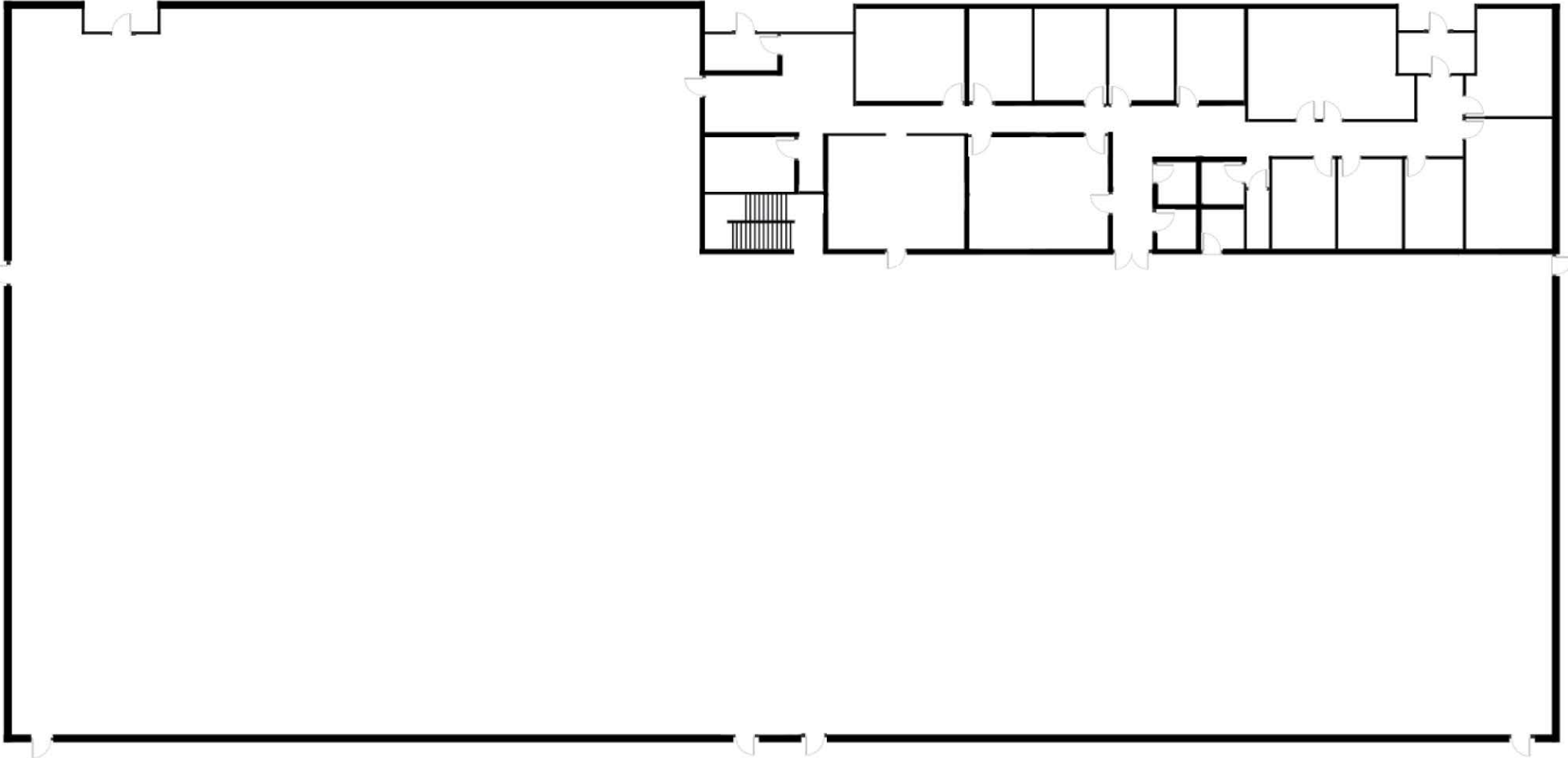
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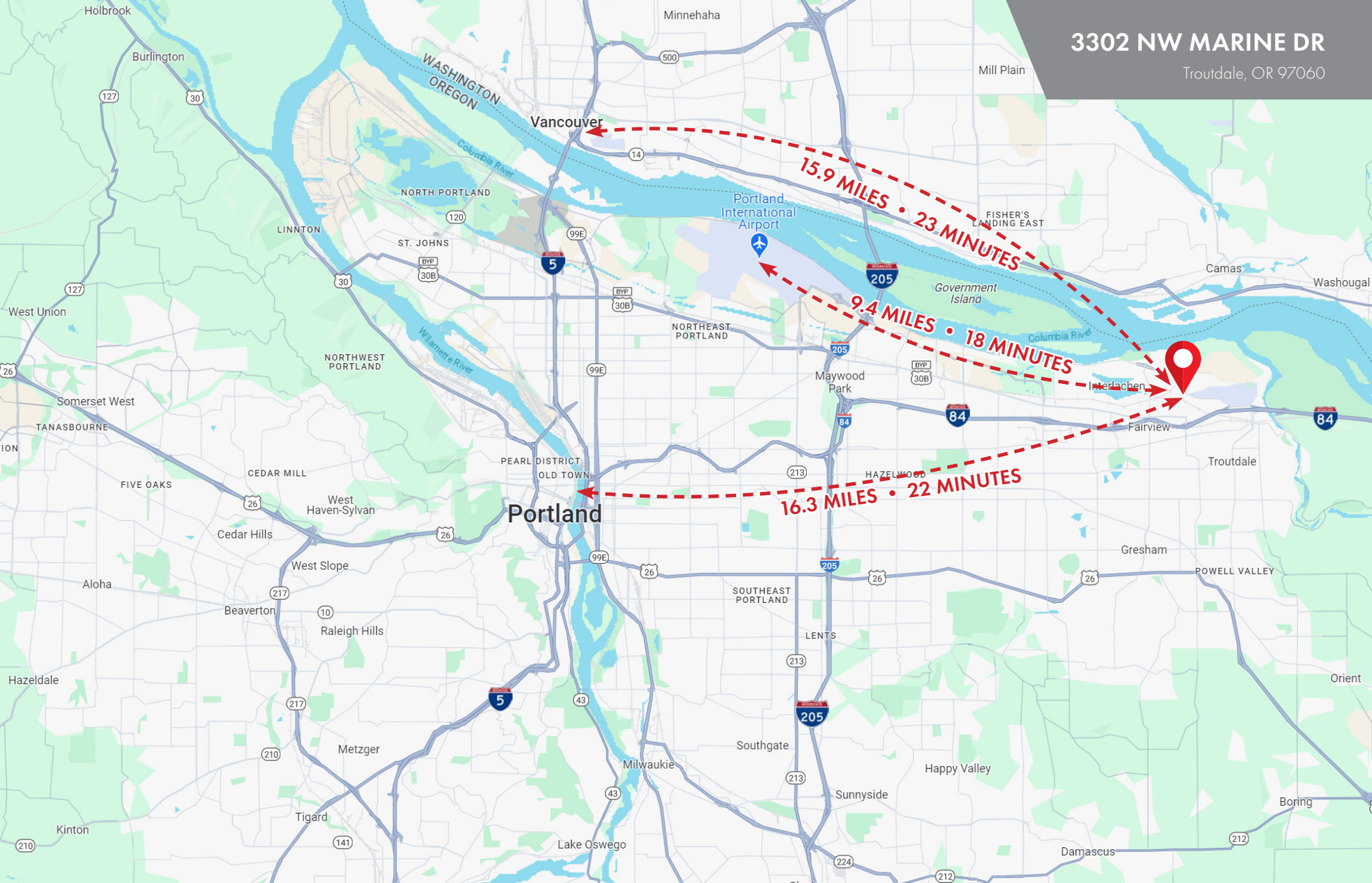
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