

**FOR LEASE**



# Bybee Lake Logistics Center I

7832 N. Leadbetter Road, Portland, OR 97203

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# Rivergate Industrial Warehouse

7832 N. LEADBETTER RD, PORTLAND, OR

Leasing Opportunity | ±84,000 SF Industrial Space Available

Distribution/Logistics/Warehousing

Centrally located in the Rivergate submarket.

FOR LEASE

Call Brokers for Pricing

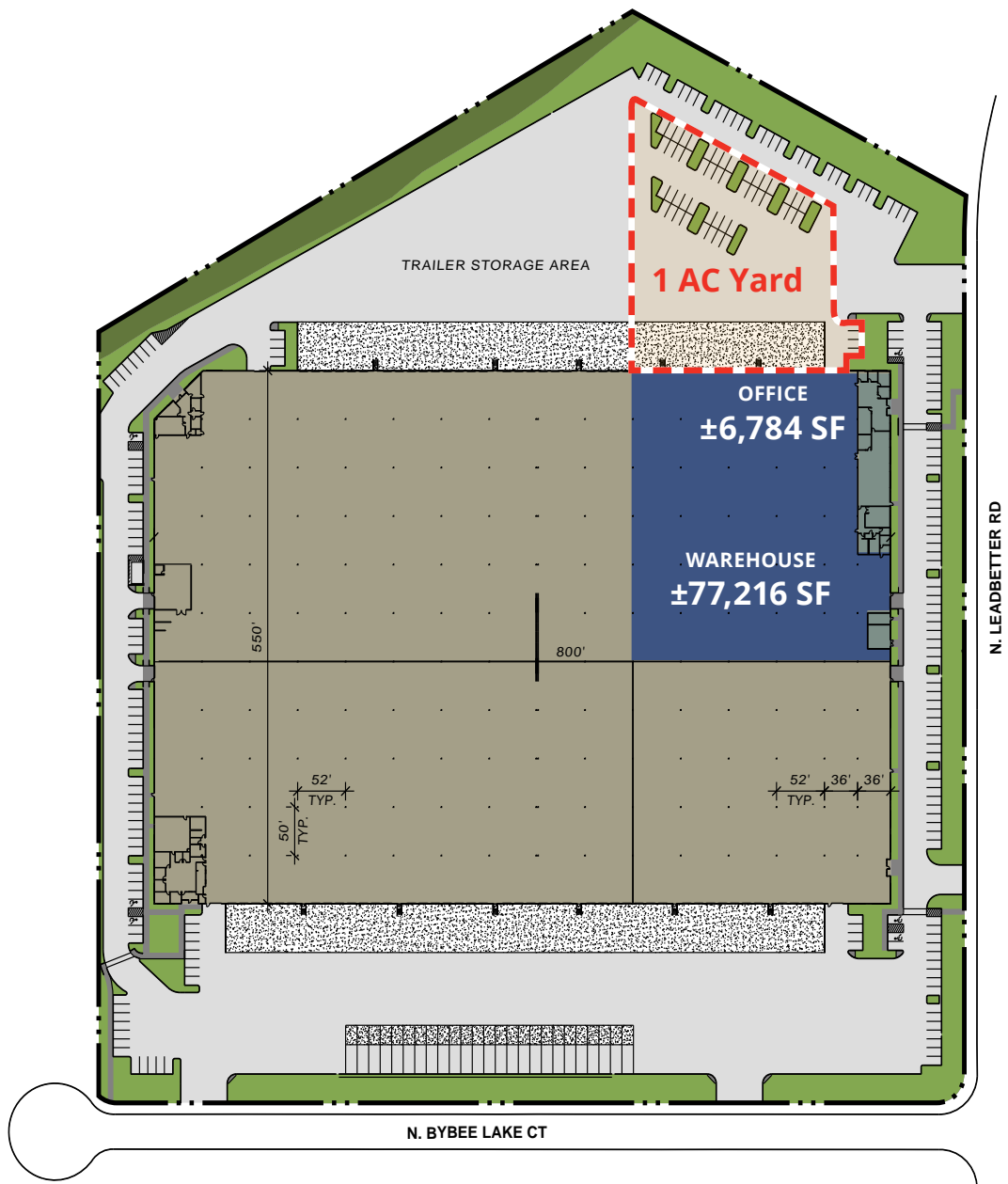
## Rivergate Submarket:

The Rivergate Industrial District is Portland’s leading logistics and manufacturing hub, strategically positioned at the confluence of the Columbia and Willamette Rivers. Offering direct access to marine terminals, Class I rail lines, and major interstate corridors, Rivergate provides exceptional regional and global connectivity. Home to prominent employers such as Daimler Trucks North America, FedEx, Owens Corning, Columbia Sportswear, and Subaru of America, the district has become a cornerstone of Portland’s industrial economy. With strong access to the metro’s deep and skilled labor pool, Rivergate continues to attract a wide range of logistics, distribution, and manufacturing users seeking efficiency and reach across the Pacific Northwest.

## Property Details

Total Building SF	±438,750
Available Space	±84,000
Warehouse SF	±77,216
Office SF	±6,784 SF finished office space that features five private offices and an open bullpen, quiet room, conference room, and controller room
Construction	Concrete tilt-up
Building Class	A
Clear Height	30'
Dock Doors	14 dock doors with 4 in-pit levelers
Grade Doors	2 oversized grade level doors
Power	±1,000 amp, 3-phase
Fire Suppression	ESFR, currently approved for high pile tire storage
Column Spacing	50' x 52'
Floor Slab	6.5" #4 bar @ 18" on center
Floor PSI	350 lbs/sf (dead load)
Flooring	6" reinforced concrete
Parking	0.33/1,000 SF
Economic Incentives	Located within an Enterprise Zone
Lighting	Skylights and 20' candles @ 42"
Availability	Sublease to Nov 30, 2027

# Floor Plan



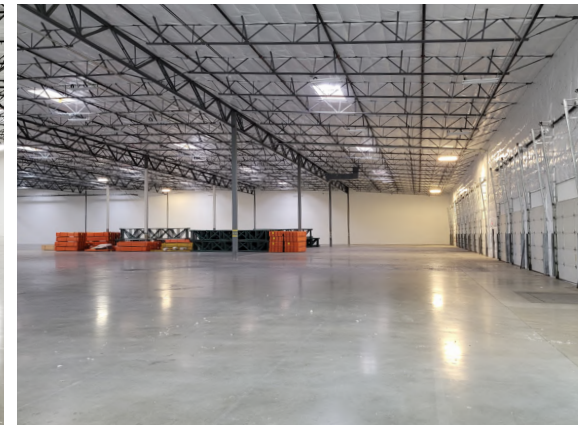
## Property Features

- Gated and secured
- Well-maintained and professionally managed building
- Trailer stalls available
- Flexible Heavy Industrial zoning allows for a wide variety of uses.

**±84,000**  
square feet  
available



# Building Photos



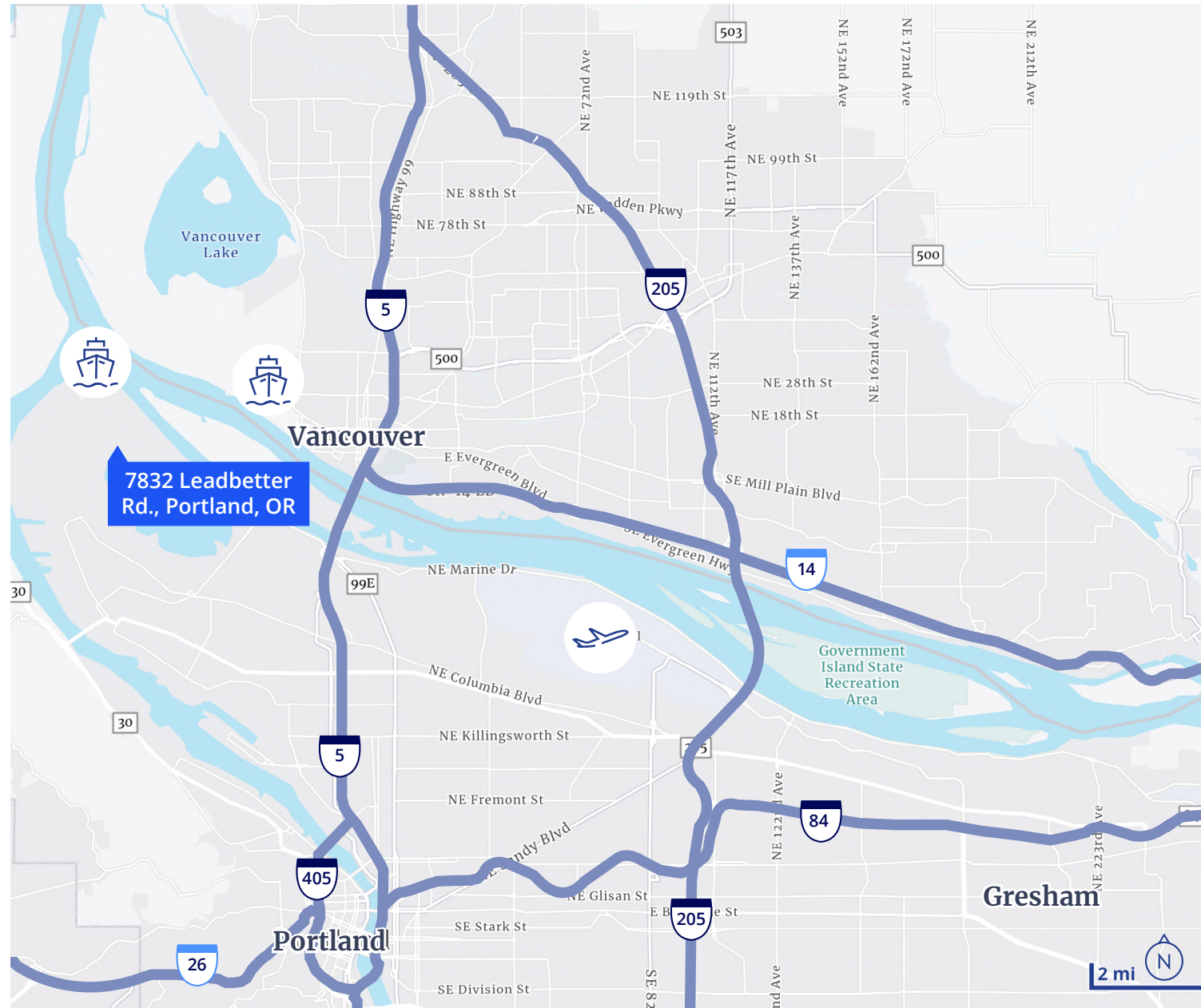


# Area Map



## Driving Distances

Port of Portland Terminal 6	0.4 miles
Interstate 5	4.2 miles
Highway 14	5.7 miles
Downtown Vancouver	6.2 miles
Interstate 405	9.1 miles
Interstate 84	10.1 miles
Downtown Portland	10.8 miles
Portland Airport (PDX)	12.2 miles





# Corporate Neighbors





For more information, contact:

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