



FOR LEASE



## 10400 N BURGARD WAY - BLDG B

### Industrial / Warehouse Space

14,300 SF | Call Brokers for Pricing

10400 N Burgard Way, Portland, OR 97203

- Industrial / Warehouse space available in the Rivergate submarket of Portland
- 2.5 acre lot
- Metal construction
- 20' ceilings
- Graveled & fenced lot

### DAVE ELLIS

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### DAN SLEVIN

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### EDMUND SLEVIN

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# PROPERTY SUMMARY

**FOR  
LEASE**



## PROPERTY DETAILS

<b>Address</b>	10400 N Burgard Way, Portland, OR 97203
<b>Available Space</b>	14,300 SF
<b>Land Acres</b>	2.5 AC
<b>Dock Doors</b>	Eighteen (18)
<b>Grade Doors</b>	One (1)
<b>Property Features</b>	Graveled & Fenced
<b>Zoning</b>	Heavy Industrial (IH)
<b>Use Type</b>	Industrial Warehouse
<b>Availability</b>	With 30 Days' Notice
<b>Space Condition</b>	Vanilla Shell
<b>Lease Rate</b>	Call Brokers for Pricing



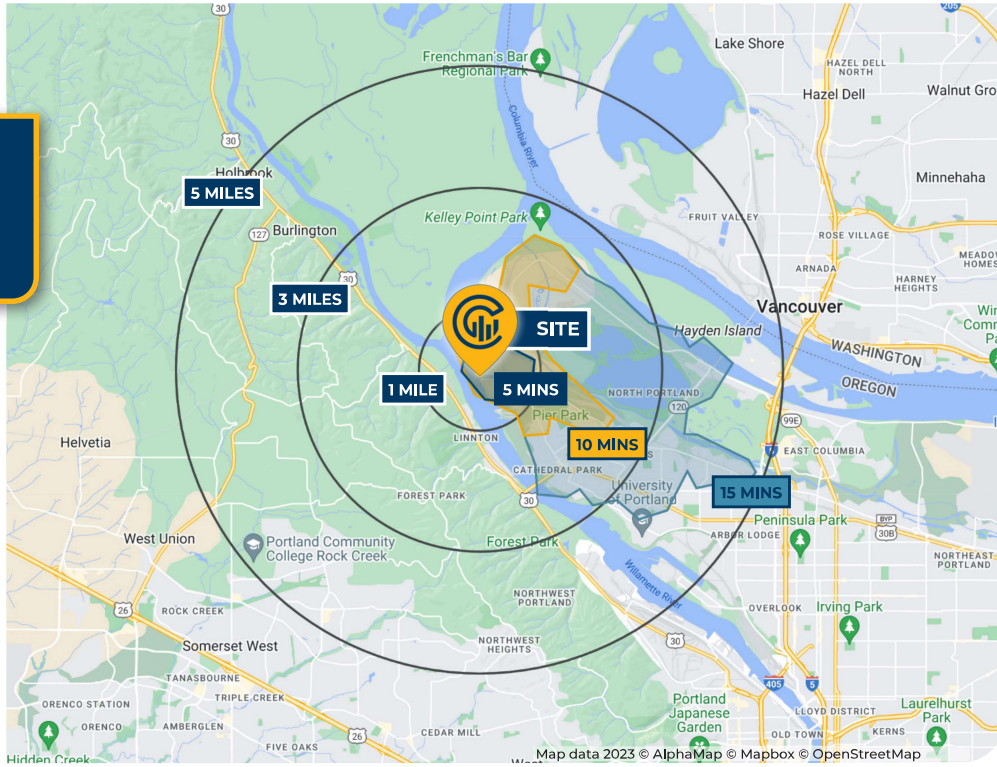
### Location Features

Rivergate is the primary entry point for international shipping into Portland, with the Port of Portland's Terminal Six located at the submarket's northernmost point. Several logistics parks that take advantage of the proximity to these shipping corridors are located on the northeast side of the submarket.





# DRIVE TIMES & DEMOGRAPHICS



AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2023 Estimated Population	273	20,072	79,034
2028 Projected Population	264	19,133	79,182
2020 Census Population	281	20,181	79,365
2010 Census Population	256	18,132	64,636
Projected Annual Growth 2023 to 2028	-0.6%	-0.9%	---
Historical Annual Growth 2010 to 2023	1.0%	1.1%	2.3%
Households & Income			
2023 Estimated Households	114	8,337	29,558
2023 Est. Average HH Income	\$156,845	\$122,875	\$155,484
2023 Est. Median HH Income	\$117,651	\$95,174	\$130,236
2023 Est. Per Capita Income	\$66,038	\$51,131	\$58,433
Businesses			
2023 Est. Total Businesses	129	1,105	3,485
2023 Est. Total Employees	2,983	11,690	33,154
<small>Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2023, TIGER Geography - RS1</small>			

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