

FOR LEASE

8140 N COMMERCIAL AVE

*3.03 Acre Fenced & Paved Yard/Warehouse
with Immediate I-5 Freeway Access*

PORTLAND, OR

N COMMERCIAL AVE

N COLUMBIA BLVD

N VANCOUVER AVE

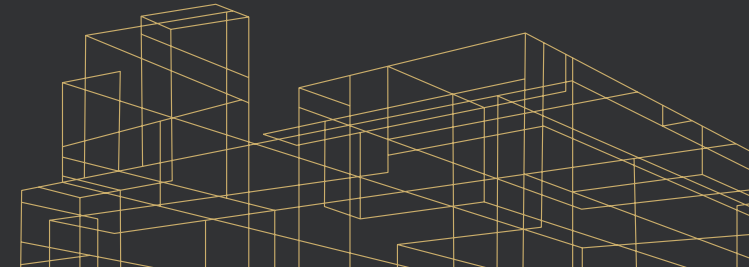
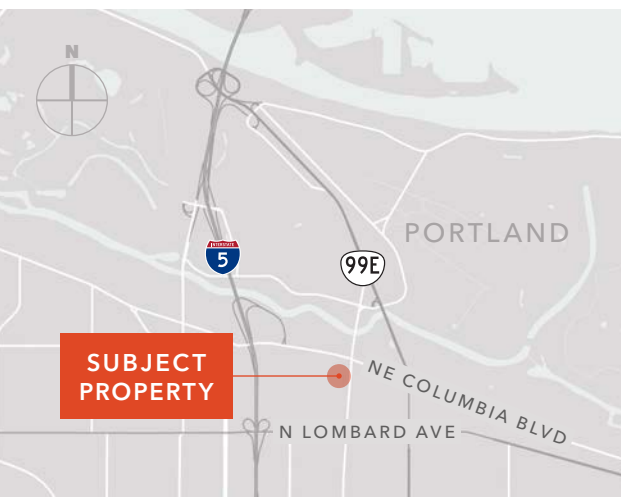


8140 N COMMERCIAL AVE



3.03 Acre Fenced and Paved Yard/ Warehouse with Immediate I-5 Freeway Access

ADDRESS	8140 N Commercial Ave, Portland, OR
BUILDING SIZE	±23,980 SF (owner may heavily/fully discount for yard only uses)
LAND AREA	±3.03 AC
SITE COVERAGE	18.2%
ZONING	Heavy Industrial (IH), city of Portland, allowing for wide range of outside storage and industrial uses
CEILING HEIGHT	13' - 17.5'
POWER	3-phase electrical
LOADING	6 grade doors
VISIBILITY	Great signage along Columbia Blvd
LOCATION	Easy access to I-5 and PDX airport
LEASE RATE	Yard: Call for pricing Building: Negotiable



8140 N COMMERCIAL AVE

Columbia River

PORTLAND INTERNATIONAL RACEWAY

DELTA PARK

LABOY	Guitar Center	DICK'S SPORTING GOODS
LOWE'S	Fleahermer's Marine & Outdoor	COUNTRY INN & SUITES

HAYDEN MEADOWS SQUARE

COLUMBIA EDGEWATER COUNTRY CLUB

BLASEN & BLASEN LUMBER CORPORATION

PORTLAND

PDX INTERNATIONAL AIRPORT

amazon

CHRISTENSEN

FedEx

RIVERSIDE GOLF & COUNTRY CLUB

FERGUSON

SUBJECT PROPERTY

Ryder

McDonald's

PAPE

Mondelez

TEC Equipment

Fred Meyer

5

99E

Javier's TACOS

NE COLUMBIA BLVD

WOODLAWN CITY PARK

NEW SEASONS MARKET

PENINSULA PARK

Walgreens

CAMPANA

THE RESTAURANT

FERNHILL PARK

SAFeway

ALBERTA PARK

AVAILABLE FOR LEASE

KIDDER MATHEWS





8140 N COMMERCIAL AVE

*Exclusively
leased by*

ZACH FRANCIS
503.221.2290
zach.francis@kidder.com

KARLA HANSEN
503.721.2727
karla.hansen@kidder.com

CHRIS DOWHANIUK
503.221.2298
chris.dowhaniuk@kidder.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

