



FOR SUBLEASE



9611 NE SUNDERLAND AVENUE

Industrial Space

± 82,440 SF Shell | Call for Pricing

9611 NE Sunderland Ave, Portland, OR 97211

- ±82,440 SF industrial warehouse with a ±6,500 SF office, ±25,000 SF of climate controlled warehouse space, ±35,000 SF yard, and a ±2,250 SF shop
- Zoning: IG2

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PROPERTY SUMMARY

**FOR
SUBLEASE**



PROPERTY DETAILS

Total SF	± 82,440 SF Shell
Lot Area	7.81 AC
Office	± 6,500 SF Double-Stacked
Climate-Controlled Warehouse	± 25,000 SF
Shop	± 2,250 SF
Yard	± 35,000 SF of Gravel Yard (Additional Yard Available if Needed)
Dock Loading	Eight (8) Docks
Grade Loading	Three (3) Grade Doors
Clear Height	24' - 27'
Sprinklers	Wet System
Power	480 v 3 Phase
Lighting	Motion-Sensing LED
Auto Parking	± 40 Spaces
Trailer Parking	± 25 Stalls
Zoning	IG2
Availability	Sublease Through 10/31/2026
Lease Rate	Call Brokers

Location Features

- Situated at Sunderland Ave in Northeast Portland's Airport Way Submarket
- In close proximity to I-5 and downtown Portland
- Easy access to Portland International Airport



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Reception Area



Open Office



Dispatch Room



Conference Room



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Climate-Controlled: \pm 15,000 SF



Climate-Controlled: \pm 10,000 SF



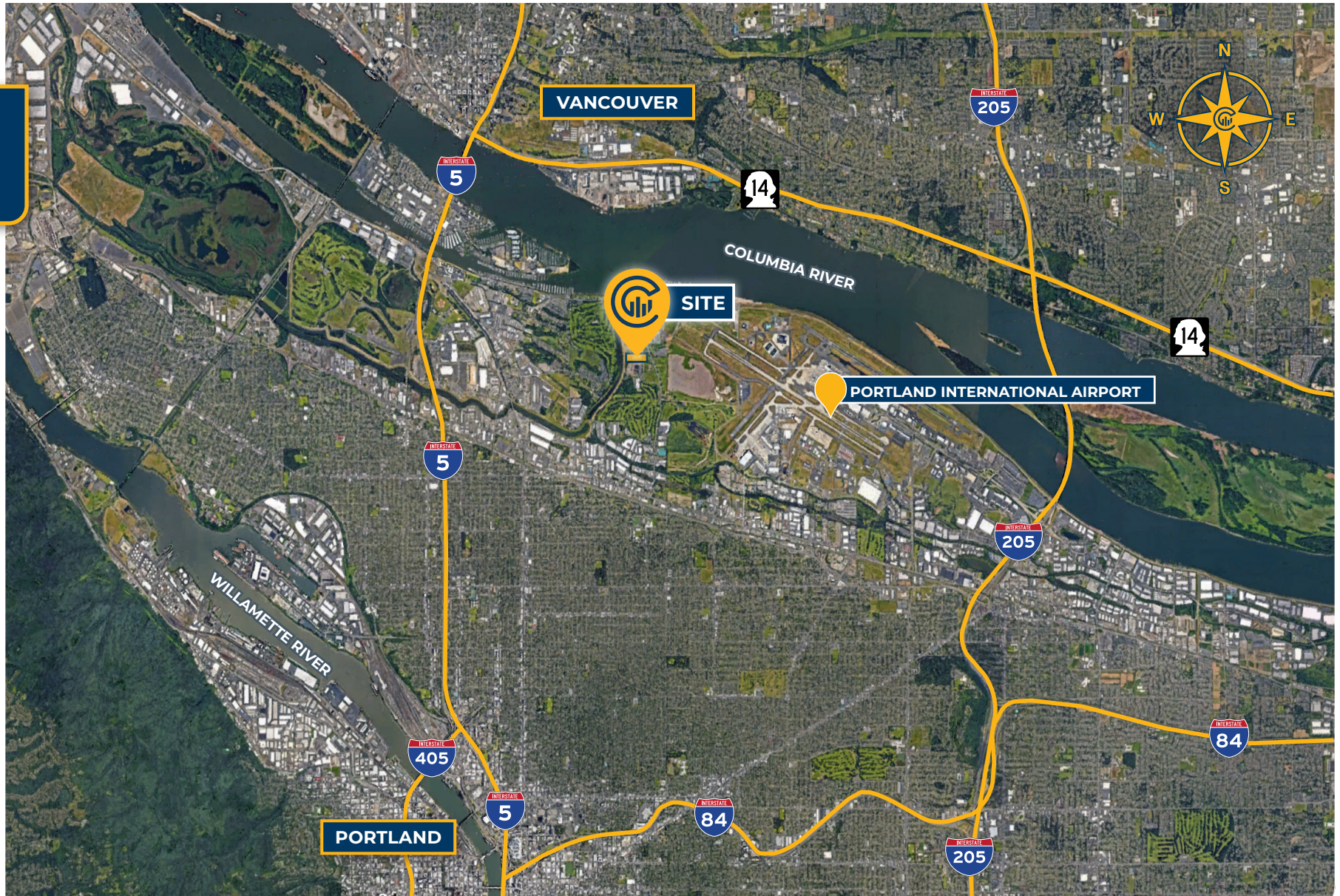
Onsite Shop



Warehouse: \pm 54,000 SF



LOCATION MAP



*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2025 | Map data ©2024 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO

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