

FOR LEASE



# 7,054 SF Industrial with 40K SF Yard

7025 N. Leadbetter Rd., Portland, OR 97203

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# Port of Portland Terminal 6 Adjacent

7025 N. LEADBETTER RD, PORTLAND, OR

Leasing Opportunity | ±7,054 SF Industrial Building on Nearly Two Acres

Distribution/Logistics/Warehousing/Automotive

**FOR LEASE**  
**\$17,576/MO NNN**

## Centered in Rivergate

Located in the heart of Portland's Rivergate submarket, 7025 N. Leadbetter Rd offers a rare opportunity to lease a ± 7,054 SF industrial facility with ±40,000 square feet of dedicated yard—an increasingly scarce combination in this supply-constrained logistics hub. Positioned just steps from the Port of Portland's Terminal 6, the property provides immediate access to marine, rail, and interstate distribution channels

In addition to traditional logistics and yard uses, the building is uniquely equipped for fleet and vehicle service operations, featuring a large automotive bay with an approximately 85-foot truck service pit, three oversized grade-level doors, and a heavy-duty jib crane (3-ton). This functionality makes the asset ideal for truck maintenance, contractor shops, equipment servicing, and other service-intensive industrial uses.

## Property Details

Total Building SF	7,054 SF
Available Space	±7,054 SF inclusive of ±3,662 SF of office
Office SF	±3,662 SF finished office space with reception, conference room, breakroom, and bathroom/shower
Yard	±40,000 SF of fenced and secured yard
Year Built	1999
Clear Height	20'
Grade Doors	5 (2 additional doors leading in and out of the wash bay)
Fire Suppression	Sprinklers
Auto Parking	8 stalls in the front parking lot with ample parking in the yard area
Rail	Direct access to rail
Fuel Tank	13,500 gallon
Crane	3-ton freestanding jib crane (20' height under boom)
Zoning	Heavy Industrial (IH)
Wash Bay	Functional truck wash bay
Leaseback	Ownership willing to lease back a portion of the site, inquire for details







# Area Map



## Driving Distances

Port of Portland 0.2 miles

Interstate 5 4.0 miles

SR-14 Washington 4.6 miles

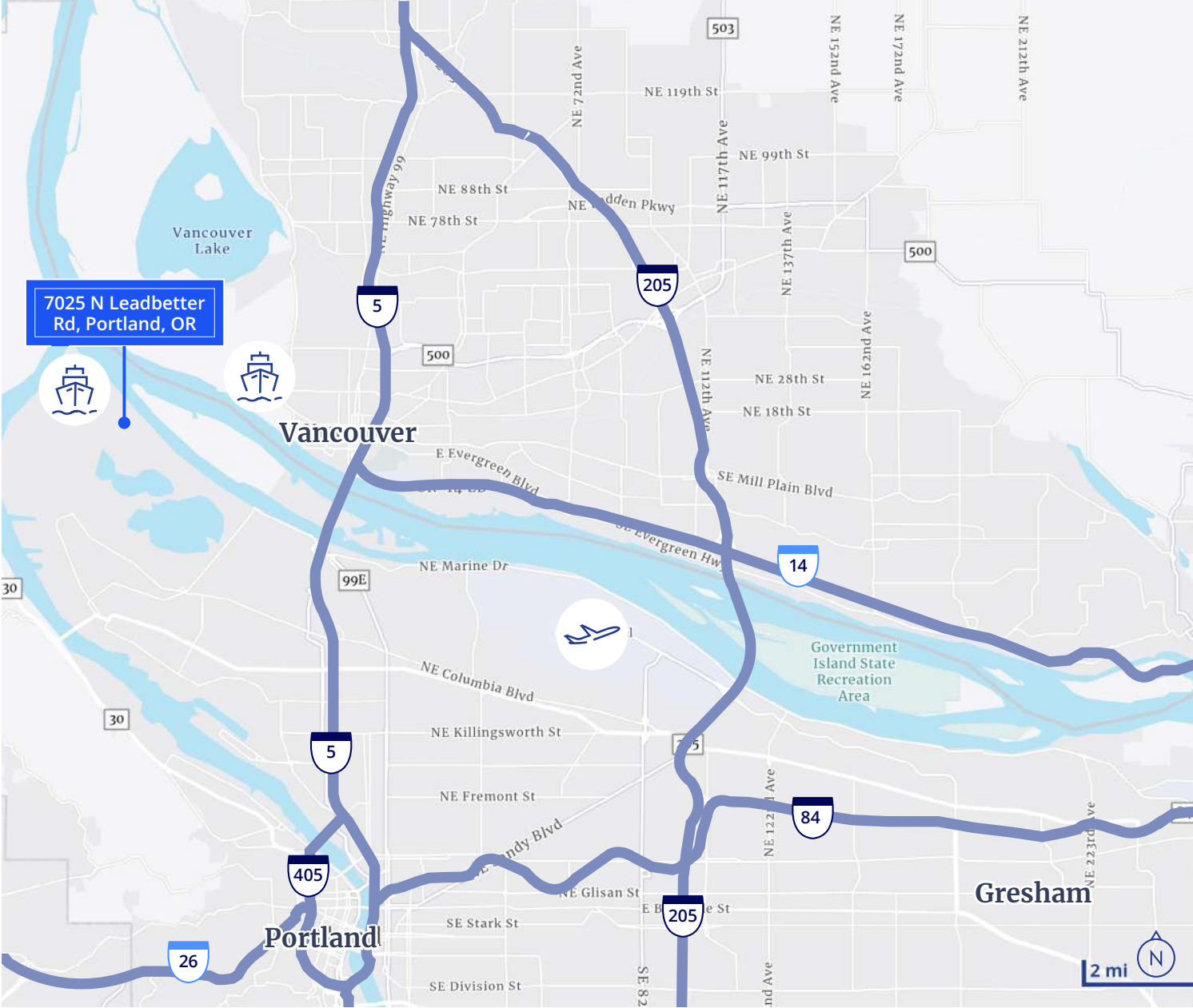
Port of Vancouver 8.5 miles

Downtown Portland 8.6 miles

Interstate 84 9.4 miles

Interstate 205 13.4 miles

Tacoma 141 miles



# Corporate Neighbors



7025 N Leadbetter Rd, Portland, OR

Port of Portland Terminal 6

HYUNDAI

Columbia

OIA GLOBAL

BELL-CARTER FOODS, LLC

Mondelez International

MARUICHI STEEL TUBE LTD.

Coca-Cola

SUBARU

ups

TYLER UNION

Georgia-Pacific

Georgia-Pacific

Simplot

Georgia-Pacific

amazon

SGS

For more information, contact:

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