



**FOR SALE OR LEASE**  
**\$8,295,000**

(Existing tenant relocating to larger facility)



**DOCK 9,500± SF**

- 52 loading positions



**OFFICE 3,150± SF**



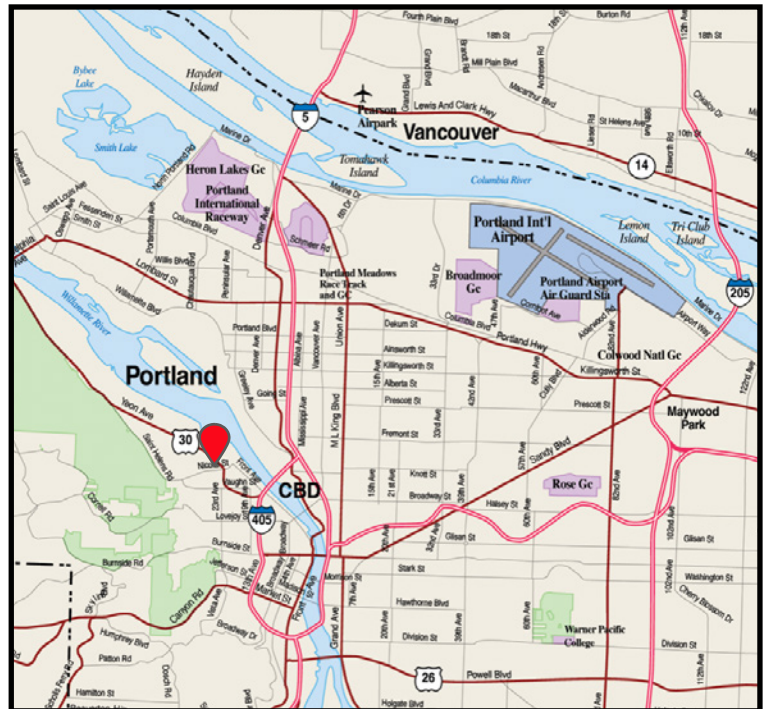
**SHOP 2,800± SF**

- 1 enclosed bay
- 1 canopy bay



**SITE 4.93± ACRES**

- Asphalt paved with concrete dock aprons & dolly pads
- Fenced & lit



**CONTACT US**



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This property is well located in Portland's Northwest Industrial area, and provides excellent access to Route 30, I-405 and I-5. The property is zoned IH – Heavy Industrial (City of Portland) with a Prime Industrial (k) overlay. This overlay preserves Portland's limited supply of prime industrial land for industrial uses. Allowable uses under this zoning and overlay designation consist of warehouse and distribution facilities, manufacturing, railroad yards, and other heavy industrial uses (*view zoning*).



### KEY ACCESS POINTS



0.6± Miles



1.5± Miles via Hwy 30



2.3± Miles via I-405 N

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