

# RIVERGATE

## CORPORATE CENTER 3

14300 - 14510 N LOMBARD / PORTLAND, OR

**\$0.50/SF EXECUTION BONUS**  
+ all commissions paid 100% on execution\*

Trailer Storage

**±135,810 SF**

WAREHOUSE/DISTRIBUTION OPPORTUNITY  
CLASS A FEATURES AT AN EXCEPTIONAL VALUE





## SITE DETAILS

# CLASS A INDUSTRIAL SPACE IN RIVERGATE ±135,810 SF – AVAILABLE NOW

### BUILDING SPECIFICATIONS

Building area:  
Approximately 135,810 SF of total  
space inclusive of 3,000 - 10,500 SF  
of office area

Dimensions:  
285' building depth

Main office:  
±3,000 - 10,500 SF (office, break area  
& restrooms)

Sprinkler:  
ESFR fire suppression system

Column spacing:  
55' x 52' column spacing with 65'  
speed aisle

Clear height:  
±32'

Truck stalls:  
Trailer storage included in base rental  
rate; ±28 trailer stalls available

Dock doors:  
26 dock doors; all with pit levelers  
and seals

Grade doors:  
One grade-level door

Type:  
±Modern, high-cube distribution

Lighting:  
LED lighting with motion sensors

Year built:  
2008

Visibility:  
Signage available

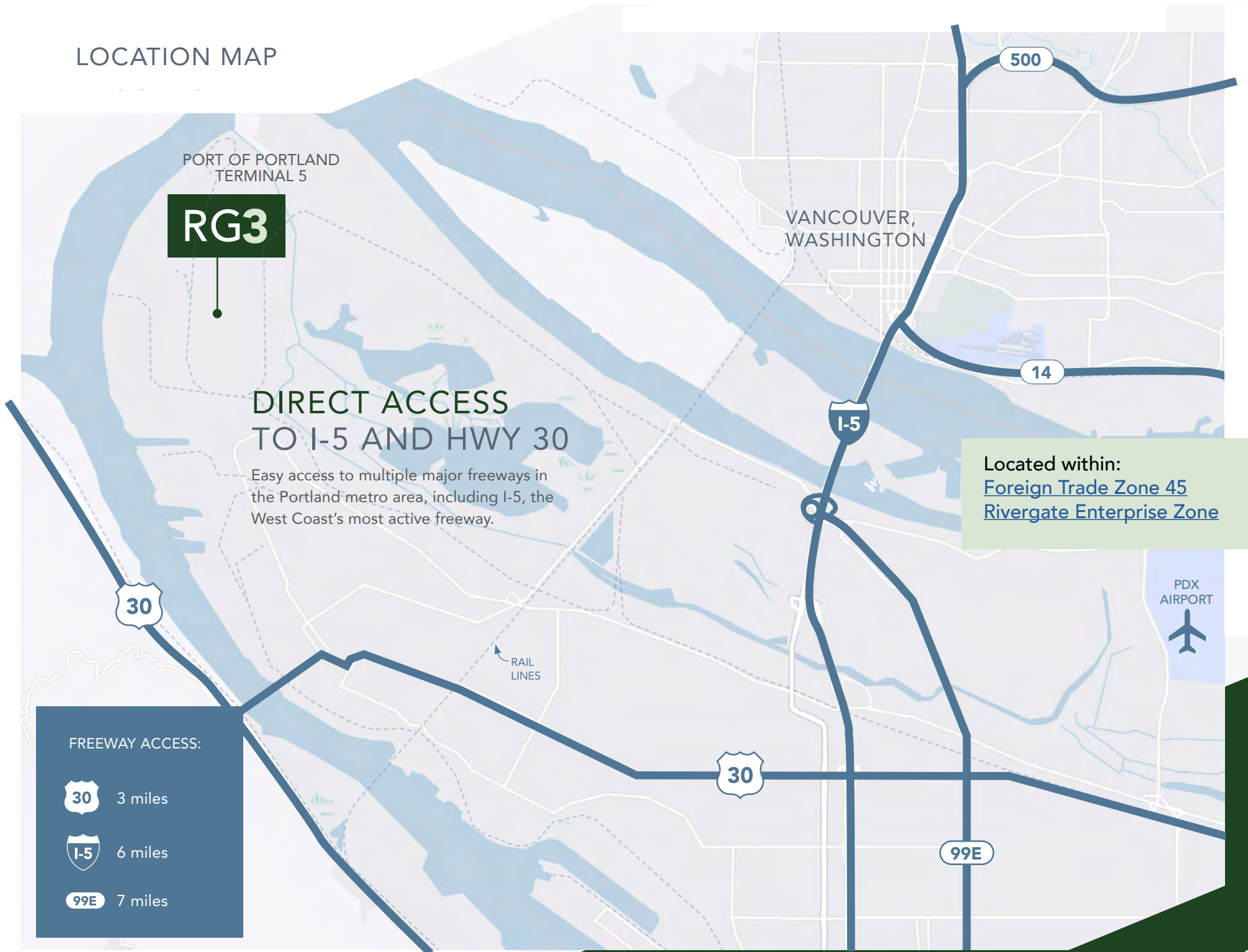




# SITE PLAN



## LOCATION MAP





## CORPORATE NEIGHBORS









EXCELLENT LOCATION  
HOME TO HOUSEHOLD-NAME  
CORPORATE NEIGHBORS



# DEMOGRAPHICS






## AREA DEMOGRAPHICS

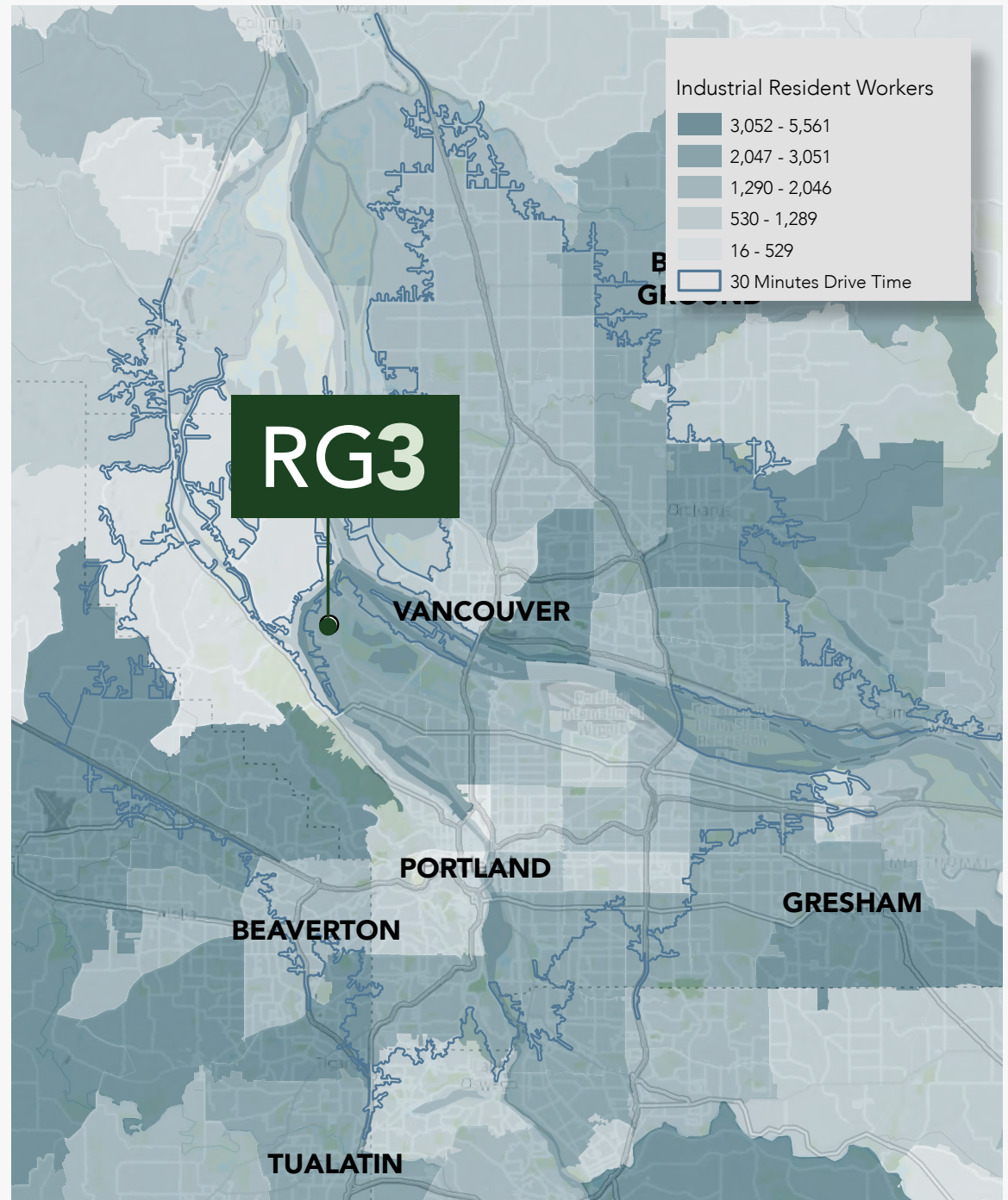
within a 30-minute drive time

-  **1,104,060** Total population
-  **332,136** Millennials
-  **\$94,409** Median household income
-  **493,172** Rooftops
-  **226,258** Gen X'ers
-  **203,203** Households earning \$100K+

## LABOR DEMOGRAPHICS

within a 30-minute drive time

-  **72,904** Advanced industries jobs
-  **9,458** Engineers
-  **32,424** Warehouse workers
-  **76,088** Stem workers
-  **\$63.16** Avg. hourly engineering earnings



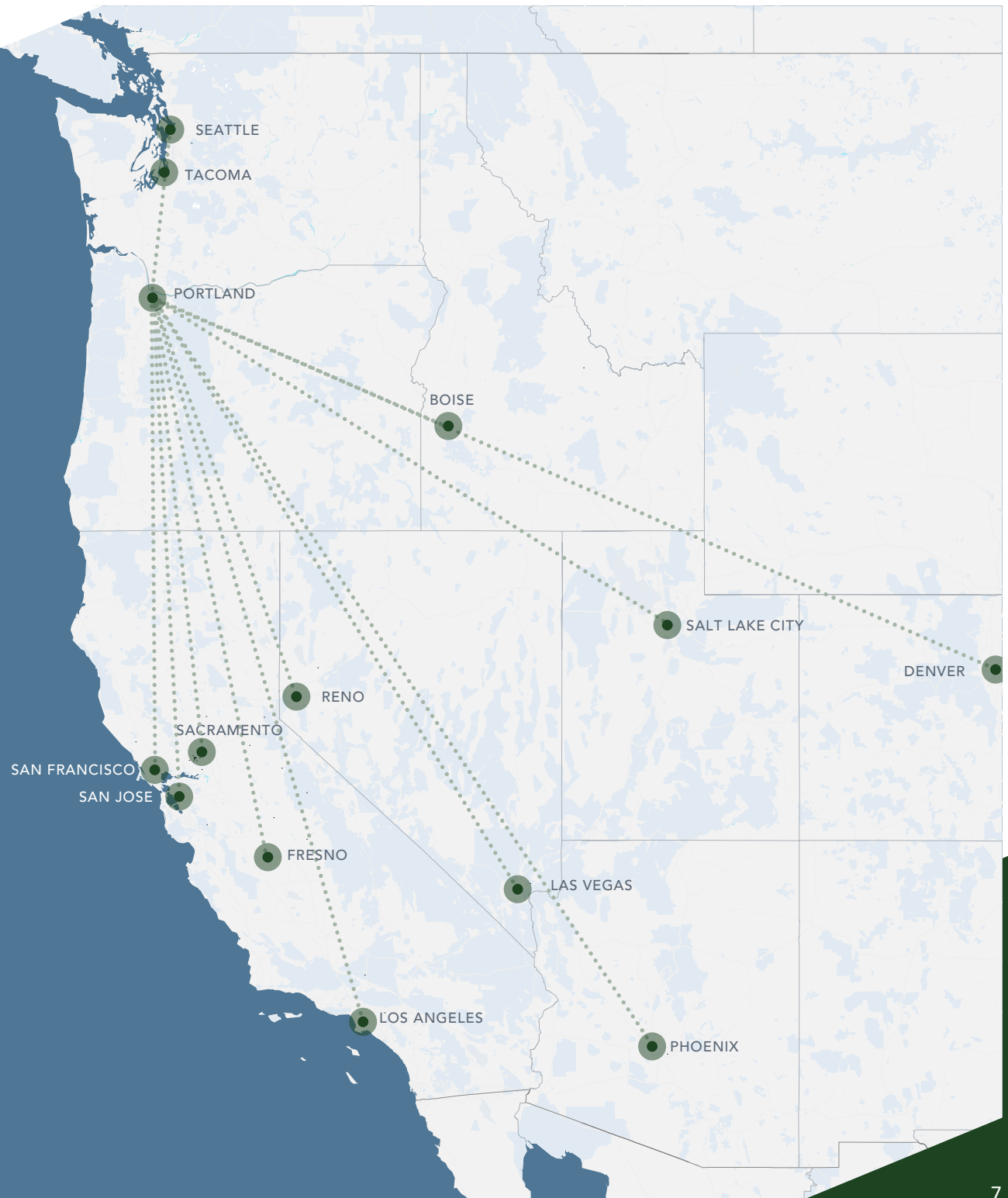


# TRANSIT DISTANCE MAP

To Cities	Distance (Miles)
Tacoma	142
Seattle	173
Boise	435
Reno	543
Sacramento	591
San Francisco	646
Fresno	760
Salt Lake City	775
Los Angeles	975
Las Vegas	980
San Diego	1,095
Denver	1,253
Phoenix	1,280

To Ports	Distance (Miles)
Port of Portland, Terminal 5	1
Port of Portland, Terminal 6	2
Port of Portland, Terminal 4	3
Port of Portland, Terminal 2	8
Ports of Tacoma	144
Port of Seattle	174

To Airports	Distance (Miles)
Portland International Airport (PDX)	14
Hillsboro Airport (HIO)	27





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