

# RIVERGATE CORPORATE CENTER 3

14300 - 14510 N LOMBARD / PORTLAND, OR

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

±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

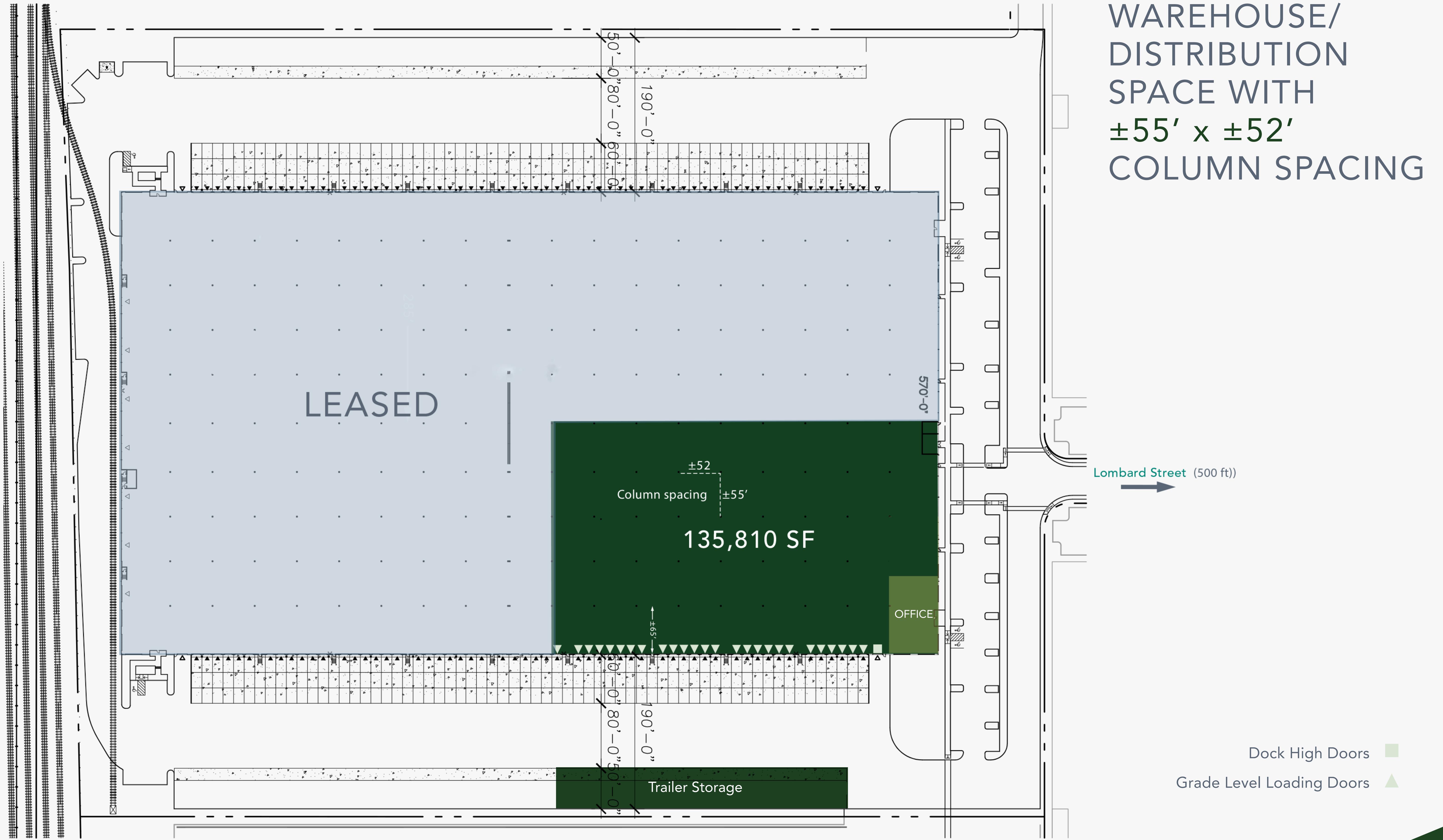
**Lighting:**  
LED lighting with motion sensors

**Year built:**  
2008

**Visibility:**  
Signage available



# SITE PLAN



## LOCATION MAP



## CORPORATE NEIGHBORS



# DEMOGRAPHICS

## AREA DEMOGRAPHICS

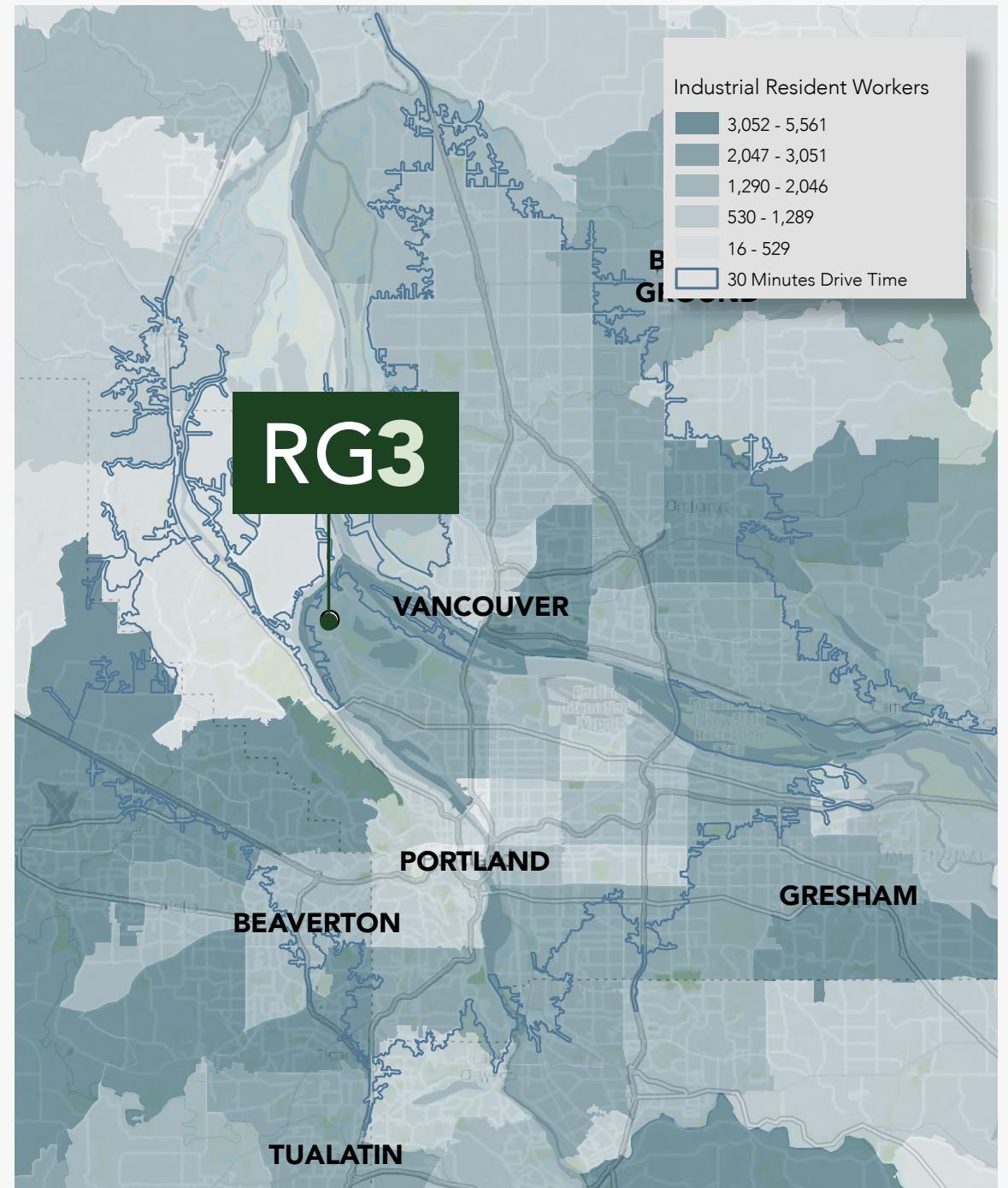
within a 30-minute drive time

-  **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

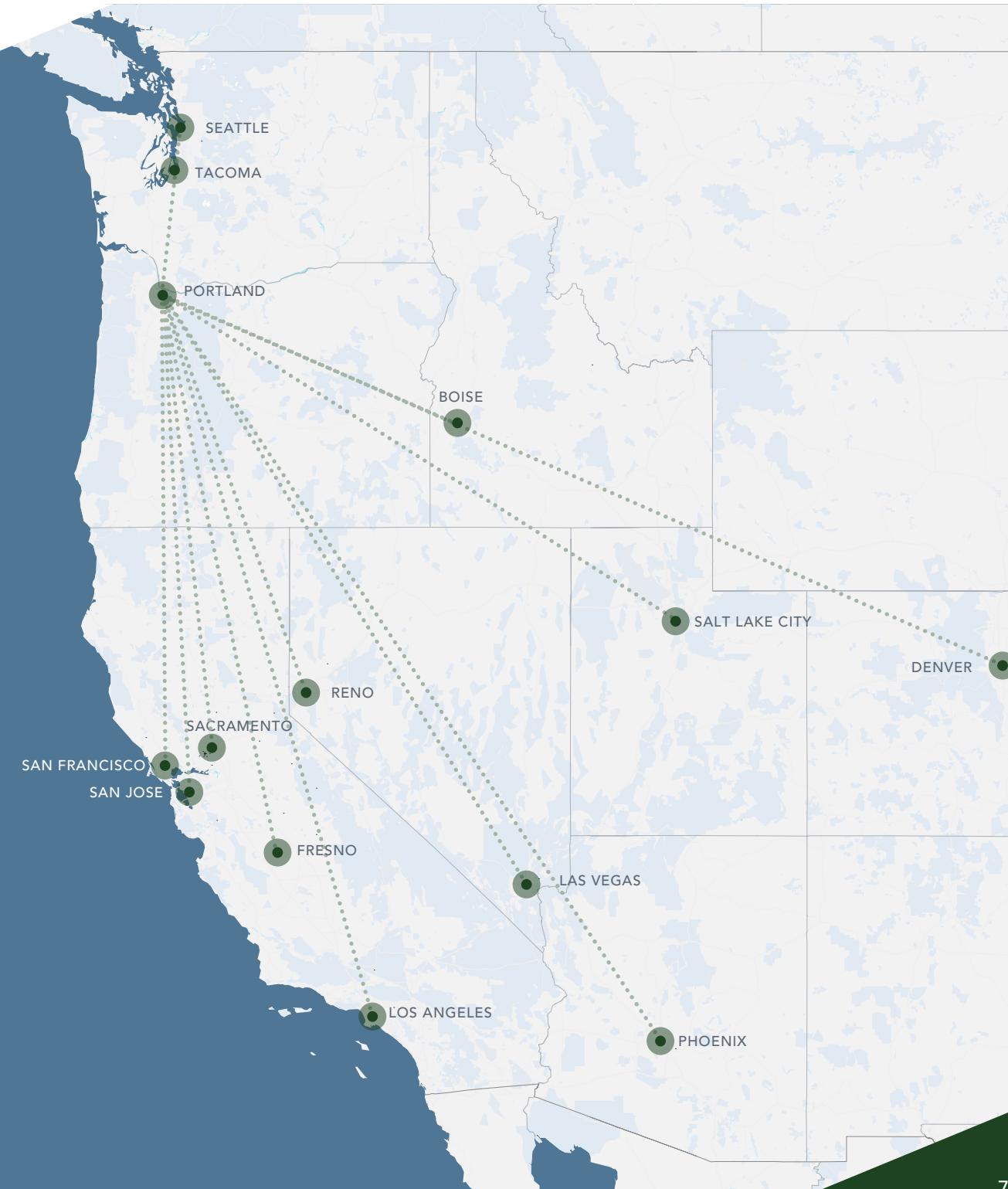


# TRANSIT DISTANCE MAP

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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Tyler Sheils, SIOR  
[tyler.sheils@jll.com](mailto:tyler.sheils@jll.com)  
+1 503 972 8603

Licensed in OR

Kevin Kriesien  
[kevin.kriesien@jll.com](mailto:kevin.kriesien@jll.com)  
+1 503 972 8613

Licensed in OR & WA

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