



FOR LEASE



## DELTA PARK WAREHOUSE

### Warehouse / Showroom Space in North Portland

± 19,000 SF (Divisible) Freestanding Building

Call Brokers for Pricing

#### 830 N Hayden Meadows Dr, Portland, OR

- 2 Grade Roll-Up Doors & 7.8' Barn-Style Sliding Door on Left Side of the Building
- Zoning: G2 (General Industrial 2) Allows for a Wide Range of Industrial Activities
- Abundant On-Site Parking and Easy Access on N Hayden Meadows Drive
- Easy Access from Interstate 5 via 99E (MLK JR BLVD)
- Great Signage Potential on N Hayden Meadows Drive

#### IAN M. BIGGI

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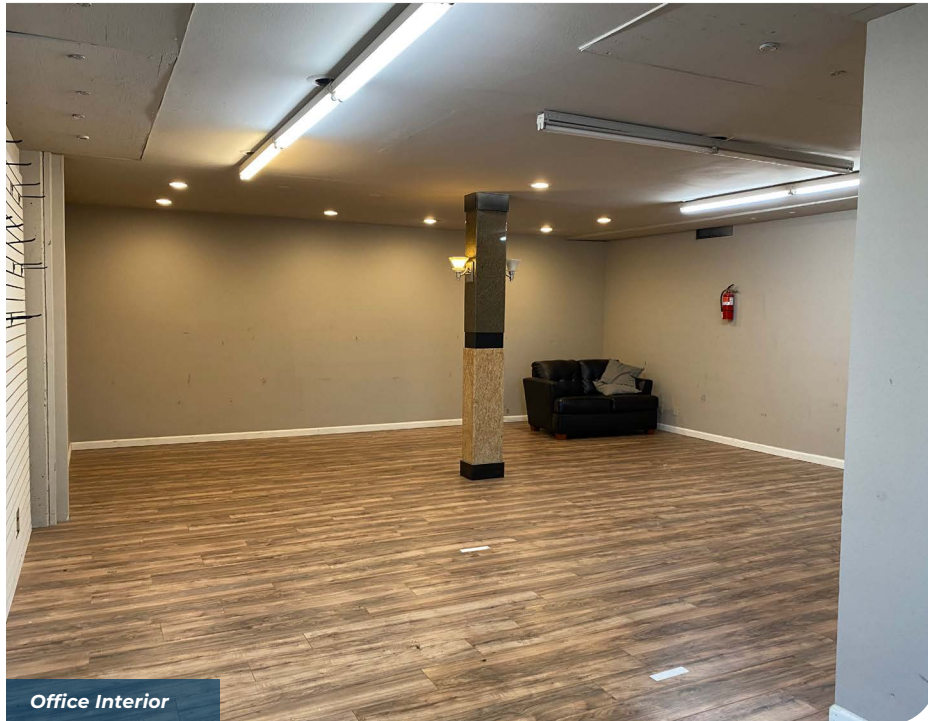


## PROPERTY SUMMARY

**FOR  
LEASE**



Office Interior



Office Interior

### PROPERTY DETAILS

Address	830 N Hayden Meadows Dr, Portland OR
Available Space	19,000 SF   Divisible
Lease Rate	Call for Pricing
Use Type	Warehouse / Showroom
Availability	February 1, 2026
Space Condition	Shell and Office
Loading	<ul style="list-style-type: none"><li>• 2 Grade Roll-Up Doors 10' x 10'</li><li>• 7.8' Barn-Style Sliding Door on Left Side of the Building</li></ul>
Clear Height	13.5' - 14.5'
Zoning	General Industrial 2 (IG2)

### Location Features

- Located in Delta Park Shopping Center with Major Retail Anchors like Delta Carts Food Pod, Lowe's and Restaurant Depot
- Close to Prologis Meadows, the 115-Acre Prologis Development at the former Portland Meadows Racetrack
- Easy Access to Hayden Island Shopping Destinations and Washington State Border / Vancouver
- Seconds to I-5 and N Interstate Ave via N Hayden Meadows Dr and N Whitaker Rd
- Ample On-Site Parking

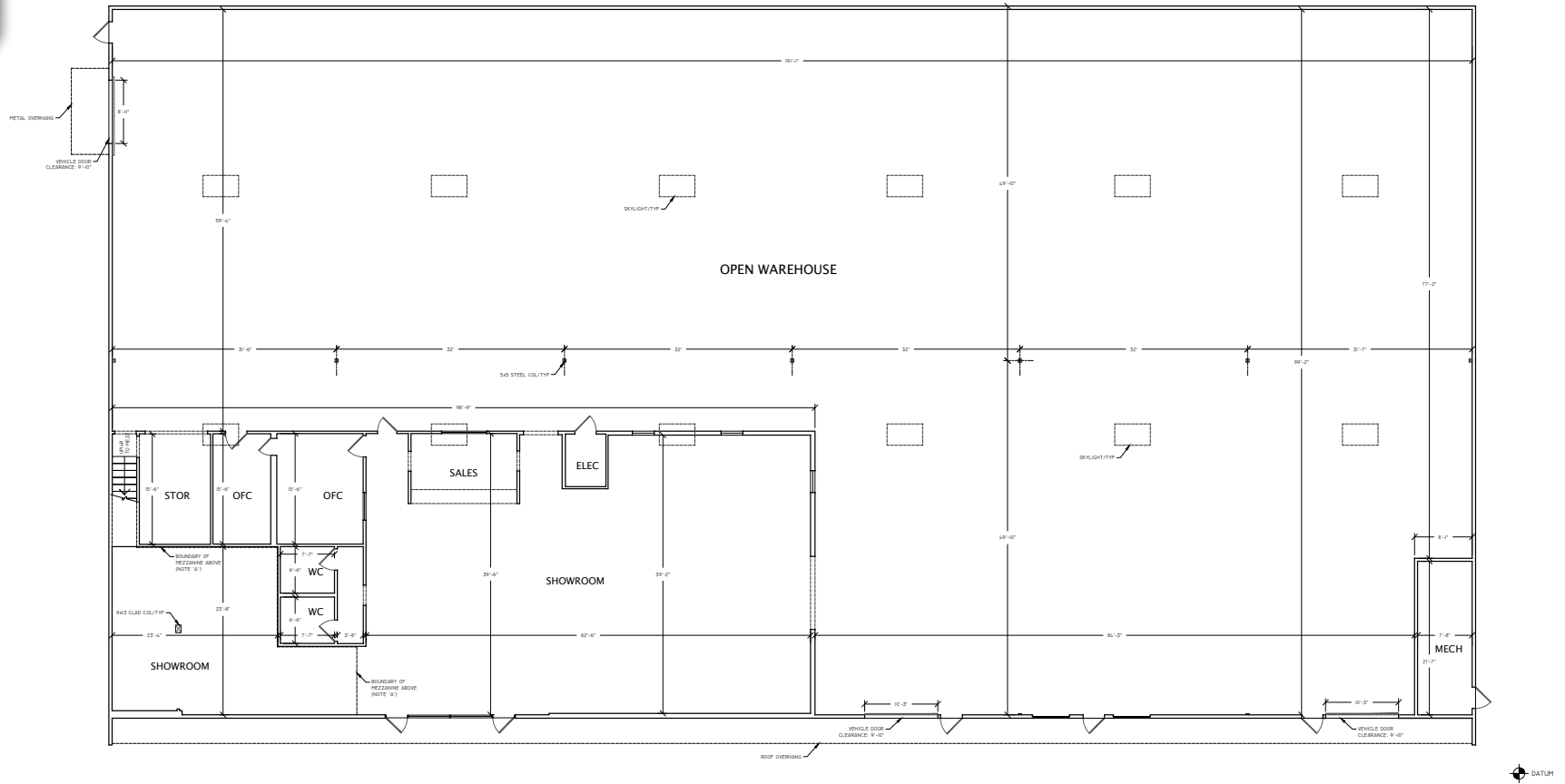
### Nearby Highlights

- Lowe's
- Chevron
- Inn at the Meadows
- Fun City Trampoline Park
- Country Inn & Suites
- Guitar Center
- Dollar Tree
- MOR Furniture for Less
- Burger King
- La-Z-Boy
- Fisherman's Marine & Outdoor
- Restaurant Depot
- Mondelez International Warehouse
- DMV Office - North Portland



# FLOOR PLAN

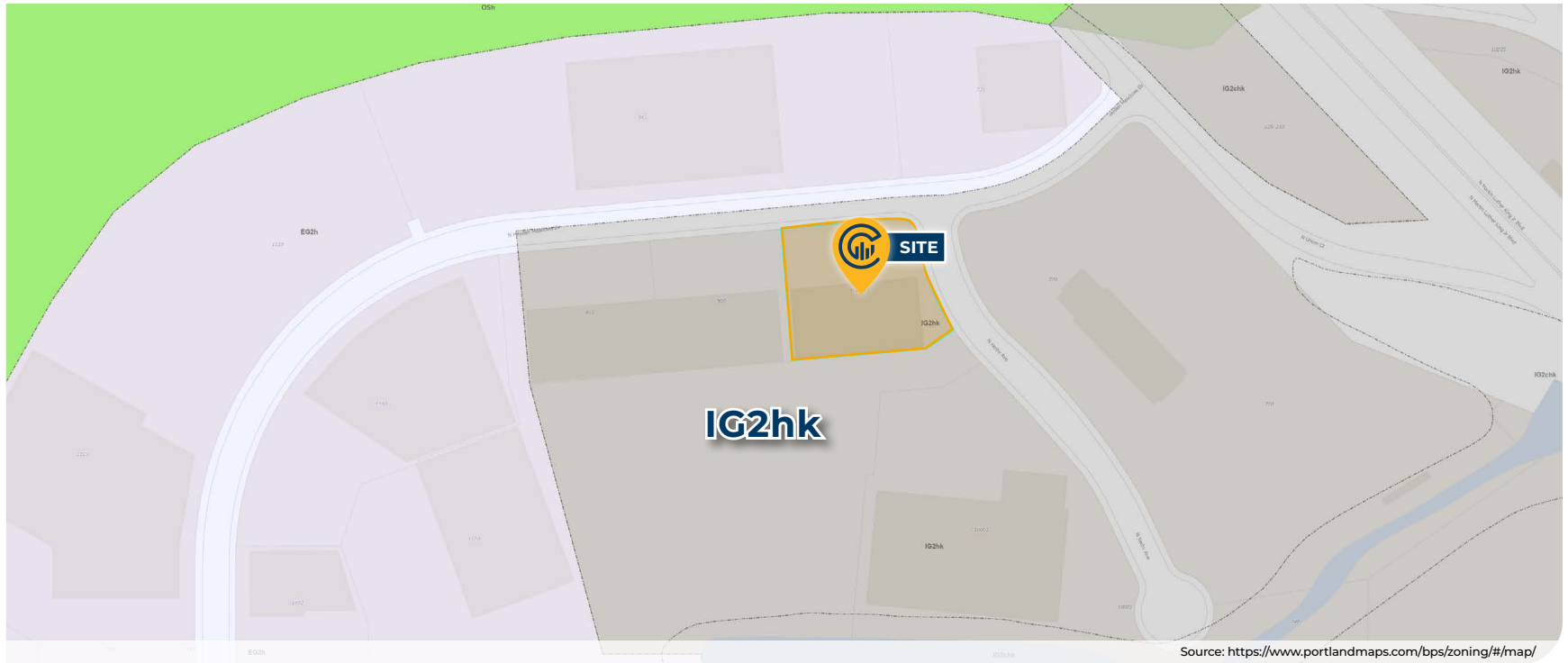
## FLOOR PLAN







# ZONING



**Table 140-1**  
**Employment and Industrial Zone Primary Uses**

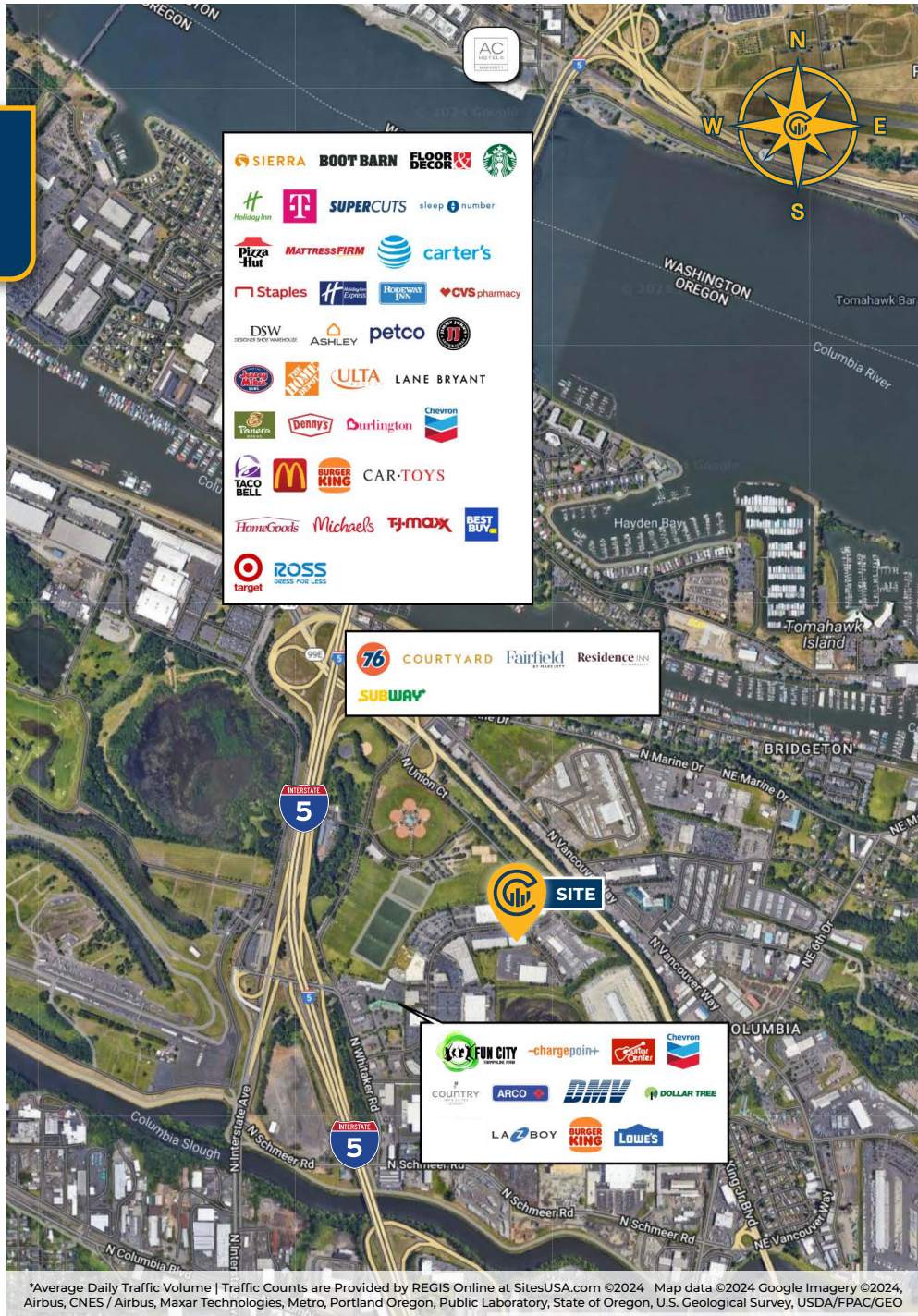
Use Categories	EG1	EG2	EX	IG1	IG2	IH
<b>Residential Categories</b>						
Household Living	N	N	Y	CU [1]	CU [1]	CU [1]
Group Living	N	N	Y	CU [1]	CU [1]	CU [1]
<b>Commercial Categories</b>						
Retail Sales And Service	L/CU [2]	L/CU [2]	Y	L/CU [3]	L/CU [4]	L/CU [5]
Office	Y	Y	Y	L/CU [3]	L/CU [4]	L/CU [5]
Quick Vehicle Servicing	Y	Y	N	Y	Y	Y
Vehicle Repair	Y	Y	Y	Y	Y	Y
Commercial Parking	CU [13]	CU [13]	CU [13]	CU [13]	CU [13]	CU [13]
Self-Service Storage	Y	Y	L [6]	Y	Y	Y
Commercial Outdoor Recreation	Y	Y	Y	CU	CU	CU
Major Event Entertainment	CU	CU	CU	CU	CU	CU
<b>Industrial Categories</b>						
Manufacturing And Production	Y	Y	Y	Y	Y	Y
Warehouse And Freight Movement	Y	Y	Y	Y	Y	Y
Wholesale Sales	Y	Y	Y	Y	Y	Y
Industrial Service	Y	Y	Y	Y	Y	Y
Bulk Fossil Fuel Terminal	L [15]	L [15]	N	L [15]	L [15]	L [15]
Railroad Yards	N	N	N	Y	Y	Y
Waste-Related	N	N	N	L/CU [7]	L/CU [7]	L/CU [7]

<b>Institutional Categories</b>						
Basic Utilities	Y/CU [10]	Y/CU [10]	Y/CU [10]	Y/CU [11]	Y/CU [12]	Y/CU [11]
Community Service	L/CU [8]	L/CU [8]	L/CU [8]	L/CU [9]	L/CU [9]	L/CU [9]
Parks And Open Areas	Y	Y	Y	Y	Y	Y
Schools	Y	Y	Y	N	N	N
Colleges	Y	Y	Y	N	N	N
Medical Centers	Y	Y	Y	N	N	N
Religious Institutions	Y	Y	Y	N	N	N
Daycare	Y	Y	Y	L/CU [9]	L/CU [9]	L/CU [9]
<b>Other Categories</b>						
Agriculture	L [14]	L [14]	L [14]	L [14]	L [14]	L [14]
Aviation And Surface Passenger Terminals	CU	CU	CU	CU	CU	CU
Detention Facilities	CU	CU	CU	CU	CU	CU
Mining	N	N	N	CU	CU	CU
Radio Frequency Transmission Facilities	L/CU [12]	L/CU [12]	L/CU [12]	L/CU [12]	L/CU [12]	L/CU [12]
Rail Lines And Utility Corridors	Y	Y	Y	Y	Y	Y

Y = Yes, Allowed  
CU = Conditional Use Review Required

L = Allowed, But Special Limitations  
N = No, Prohibited

[View Zoning Code Online](#)



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

### AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	5,527	96,246	279,090
2029 Projected Population	5,423	98,853	280,784
2020 Census Population	5,655	97,021	272,375
2010 Census Population	4,247	83,477	233,499
Projected Annual Growth 2024 to 2029	-0.4%	0.5%	0.1%
Historical Annual Growth 2010 to 2024	2.2%	1.1%	1.4%
<b>Households &amp; Income</b>			
2024 Estimated Households	2,485	42,857	131,191
2024 Est. Average HH Income	\$121,974	\$130,614	\$131,700
2024 Est. Median HH Income	\$94,256	\$98,231	\$96,823
2024 Est. Per Capita Income	\$55,567	\$58,554	\$62,256
<b>Businesses</b>			
2024 Est. Total Businesses	552	7,130	22,742
2024 Est. Total Employees	6,490	61,643	214,497

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2024, TIGER Geography - RS1

**44**

Walk Score®  
"Car-Dependent"

**67**

Bike Score®  
"Bikeable"

**50**

Transit Score®  
"Good Transit"

Ratings provided by <https://www.walkscore.com>

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