



FOR LEASE



## HAYDEN ISLAND BUSINESS PARK

**Manufacturing / Warehouse / Showroom Spaces**

**N Hayden Island Drive, Portland, OR 97217**

The industrial spaces at Hayden Island Business Park are professionally managed and feature various office layouts, a parking ratio of 1.8/1,000, 3-phase power, 14'-18' ceiling heights, and oversized grade level doors on some spaces. This park is in an excellent location that is close to I-5 North and I-5 South. Buildings A and E offer exposure to Hayden Island Drive.

**SCOTT MILLER**

**Senior Vice President** | Licensed in OR

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# DEVELOPMENT PLAN

AVAILABILITIES						
SUITE	TOTAL SF	OFFICE SF	WAREHOUSE SF	BASE RENT	NNN's	TOTAL MONTHLY
2416	3,963	676	3,287	\$4,161	\$1,855	\$6,016
2515	2,008	421	1,587	\$2,200	\$940	\$3,140
2517	1,787	487	1,300	\$1,965	\$836	\$2,801
2541	6,670	1,293	5,377	\$6,000	\$3,122	\$9,122
2707	1,977	517	1,460	\$2,175	\$925	\$3,100
2717	1,988	487	1,501	\$2,187	\$930	\$3,117
2523	1,989	681	1,308	\$2,188	\$931	\$3,119



SPECS PER BUILDING				
	BUILDING A	BUILDING C	BUILDING D	BUILDING E
LOADING	Grade	Dock / Grade	Grade	Grade
CLEAR HEIGHT	14	18	14	14
SPRINKLERED	No	Yes	Yes	Yes
POWER	120 / 208, 3-Phase	480, 3-Phase Available	120 / 208, 3-Phase	120 / 208, 3-Phase