



FOR LEASE



9040 N BURGARD WAY

**Warehouse / Manufacturing Space with 8 Acre Yard Area and Rail:
± 122,130 SF (Divisible - 6 Bays x 20,000 SF)**

9040 N Burgard Way, Portland, OR 97203

Heavy industrial warehouse / manufacturing space located in the popular Rivergate Industrial submarket. Two miles from Port of Portland's Terminal 6 and six miles from I-5.

GARY P. RANGLES

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DEVELOPMENT PLAN



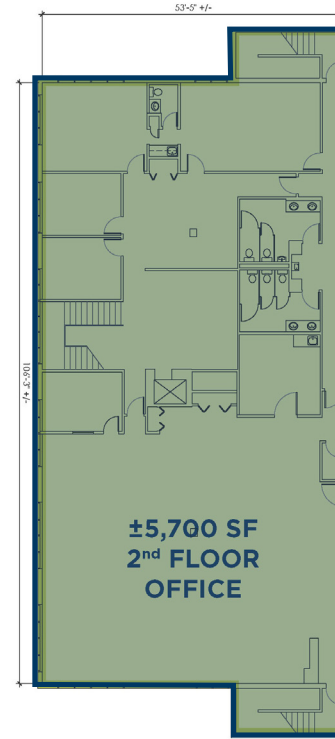
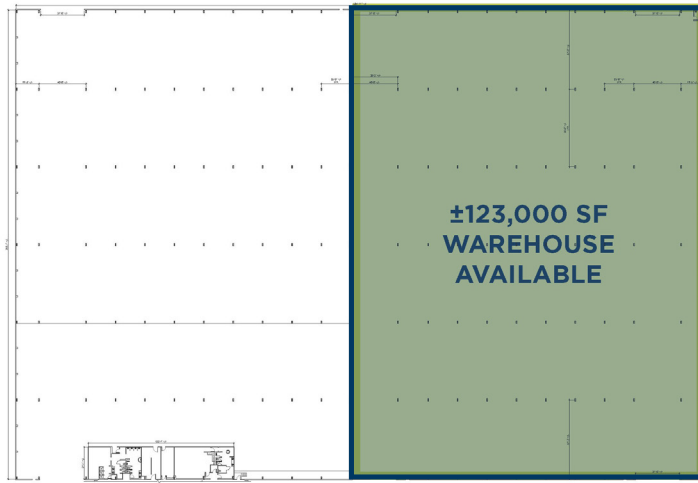
PROPERTY DETAILS
• ± 122,130 SF Available (Divisible - 6 Bays x 20,000 SF)
• ± 5,700 SF of Office Area
• ± 8 Acres of Available Yard Area (Potential to Lease Separately)
• Active UPRR Rail Access with Spur into Warehouse
• LED Lighting Throughout
• Heavy Power
• Wet sprinklers
• Three (3) Oversized Doors with Interior Drive-Lanes
• 40 FT Truck Scale
• Multiple 5/10T Single & Double Block Cranes with 22 FT Hook Height
• 10T Outdoor Gantry Crane with 35 FT Hook Height
• Rental: \$88,000 / Month NNN Yard \$0.15 SF NNN



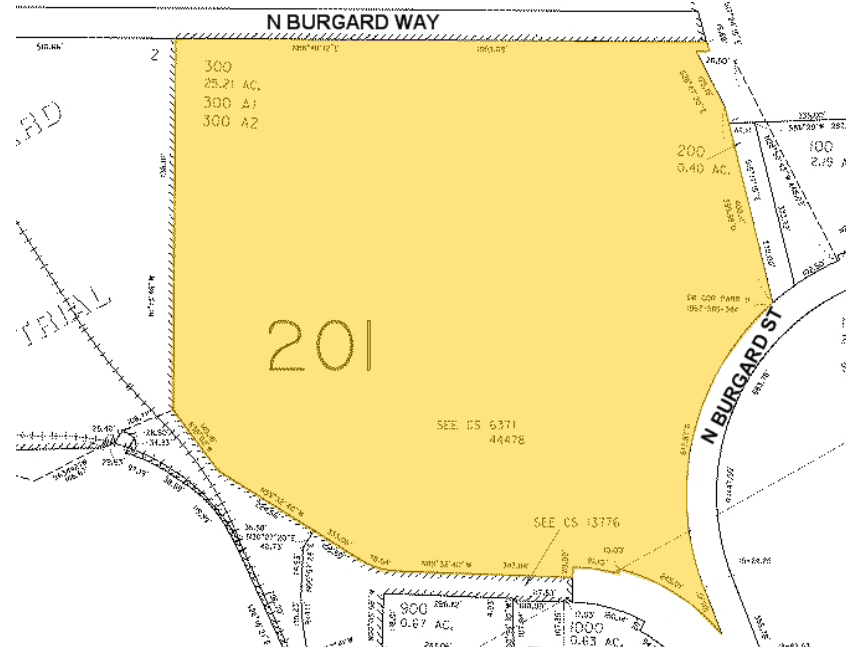


SITE/FLOOR PLAN

FLOOR PLAN



PLAT MAP





NEIGHBOR MAP

