

4,200 SQ FT SECURE WAREHOUSE SPACE

AVAILABLE AUG 1 – \$3,550/MO

10319 SE 82ND AVE.

Prime warehouse space available for sublease in the bustling Southgate area of Portland! This 4,200 square foot warehouse (Premises B) is perfect for businesses needing storage, distribution, or specialty operations like remote-controlled electric hobby toy car activities. Located in a well-maintained commercial complex, this space offers convenience and accessibility.



Property features:

- Available August 1
- Private, secure access through the back of the building
- Long-term stability – previously rented by the same tenant for 5 years
- Two (2) ½ walled offices
- Access to water
- Ideal for storage, light industrial, distribution, or similar uses



- **Monthly Rent:** \$3,550 (includes utilities, taxes, and CAM; excludes janitorial service and personal property insurance)
- **Condition:** Space is leased "as is"
- **Access:** Sublessee to maintain their own locks on the exterior door and install a door between existing space and Premises B
- **Use:** Ideal for hobby-related businesses, storage, or light industrial activities



Additional Details:

- Convenient access to major roads and public transit
- Part of a larger 30,000 sq ft commercial property
- Sublessee responsible for janitorial services and personal property insurance
- Rent payments to be made directly to Southgate Fit, LLC

Don't miss this opportunity to secure a versatile warehouse space in a prime Portland location!
Act fast, as this sublease term is fixed with no renewal options.

Contact Information:

To schedule a viewing or for more details, please contact:
tanner.halton@bravofitgroup.com

**Serious inquiries only. Please reply with your contact info and a brief description of your intended use.*

Note: All terms are subject to the sublease agreement and lessor's consent. Sublessee must comply with the underlying lease terms

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