



FOR LEASE



22867 NE TOWNSEND WAY

Industrial Warehouse Space

± 30,113 SF Shell (± 3,952 SF Office) | \$23,857.25/Month + NNN's

22867 NE Townsend Way, Fairview, OR

- An opportunity to occupy an institutional grade industrial facility in Fairview at below market rates.
- The sublease is through April 30, 2027 with the current tenant planning to vacate the space in Q1 2025.
- The space is currently configured for a manufacturer with heavy power distributed throughout the space, but would also function well for a distributor.

DON OSSEY, SIOR

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PROPERTY SUMMARY

FOR LEASE



PROPERTY DETAILS

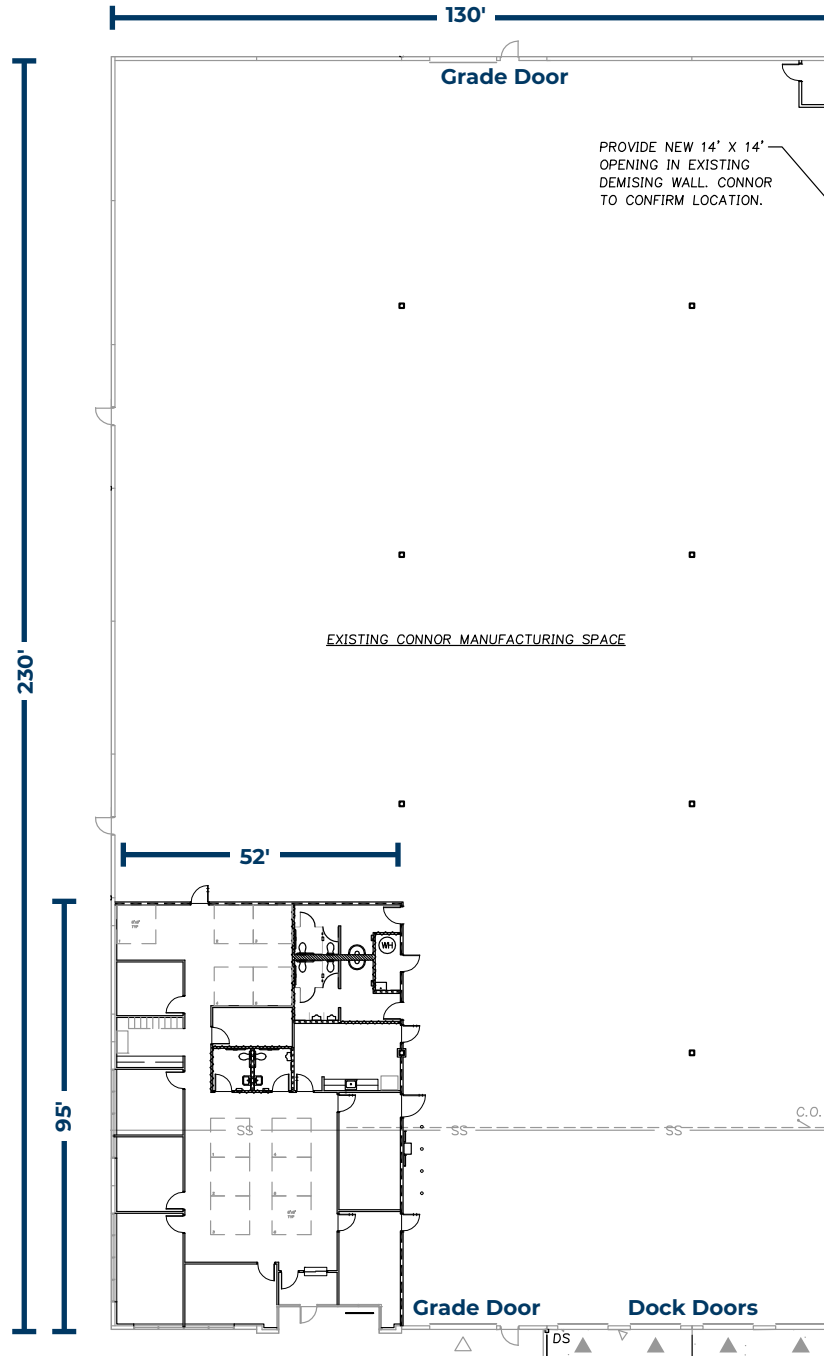
Address	22867 NE Townsend Way Fairview, OR 97024
Shell SF	30,113 SF
Office SF	3,952 SF
Docks	Four (4) w/ Edge of Dock Levelers
Grade Level Doors	Two (2) Oversized (12 x 14')
Clear Height	26'
Column Spacing	52 x 50
Power	1600 amps of 480v 3 phase service
Lighting	LED Lighting
Parking Ratio	Approximately .83/1000 SF
Availability	Q1 2025
Space Condition	Vanilla Shell
Sublease Rate	\$23,857.25/Month + NNN's

Neighboring Tenants

- WEG Electrical Corp
- Purelight Power of Portland
- Knight Transportation
- General Pacific Inc
- CTDI
- Peak Thermo King – Portland
- 1-800-PACK-RAT
- Townsend Farms Inc
- Amazon
- Wildish Standard Paving Co
- AGC Heat Transfer
- AD Truck Service and Repair
- Environmental Works
- Fairview Marine Supply
- T G Pallet Repair
- Subway



FLOOR PLAN





LOCAL AERIAL MAP

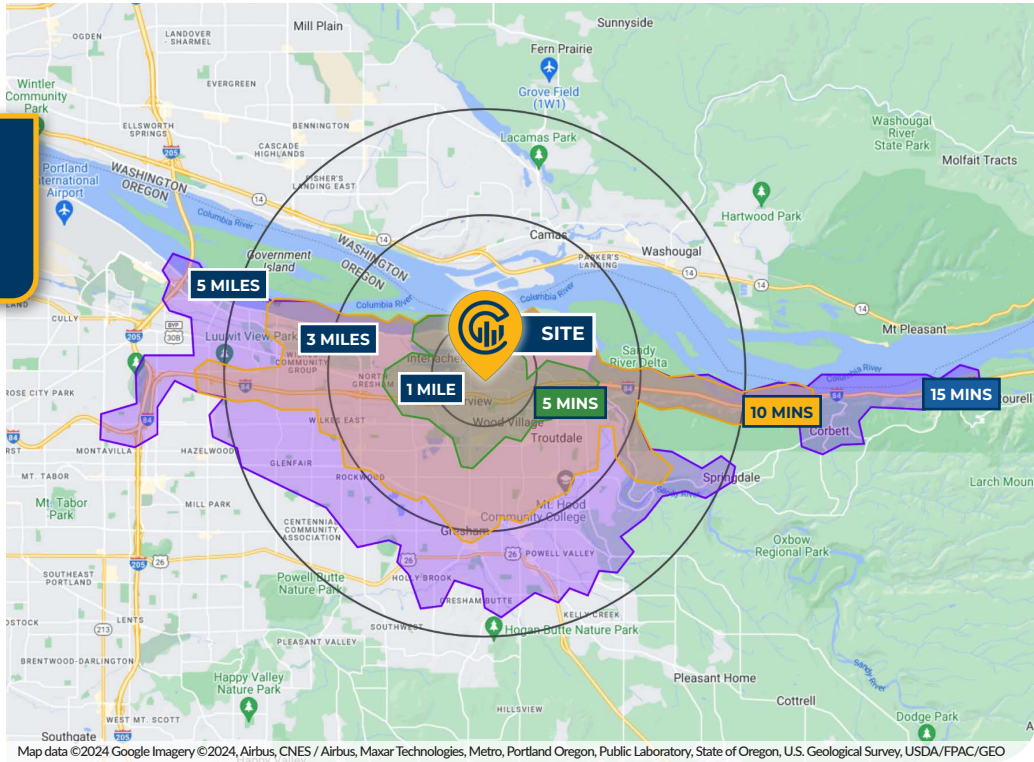


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DRIVE TIMES & DEMOGRAPHICS



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AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	6,597	66,764	214,255
2029 Projected Population	6,312	63,857	205,926
2020 Census Population	7,033	70,606	222,360
2010 Census Population	6,272	65,190	203,845
Projected Annual Growth 2024 to 2029	-0.9%	-0.9%	-0.8%
Historical Annual Growth 2010 to 2024	0.4%	0.2%	0.4%
Households & Income			
2024 Estimated Households	2,336	25,380	79,917
2024 Est. Average HH Income	\$101,621	\$98,914	\$109,056
2024 Est. Median HH Income	\$90,244	\$77,027	\$84,270
2024 Est. Per Capita Income	\$36,408	\$37,788	\$40,865
Businesses			
2024 Est. Total Businesses	372	3,296	8,582
2024 Est. Total Employees	4,348	30,942	70,360
Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RS1			

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