

FOR LEASE

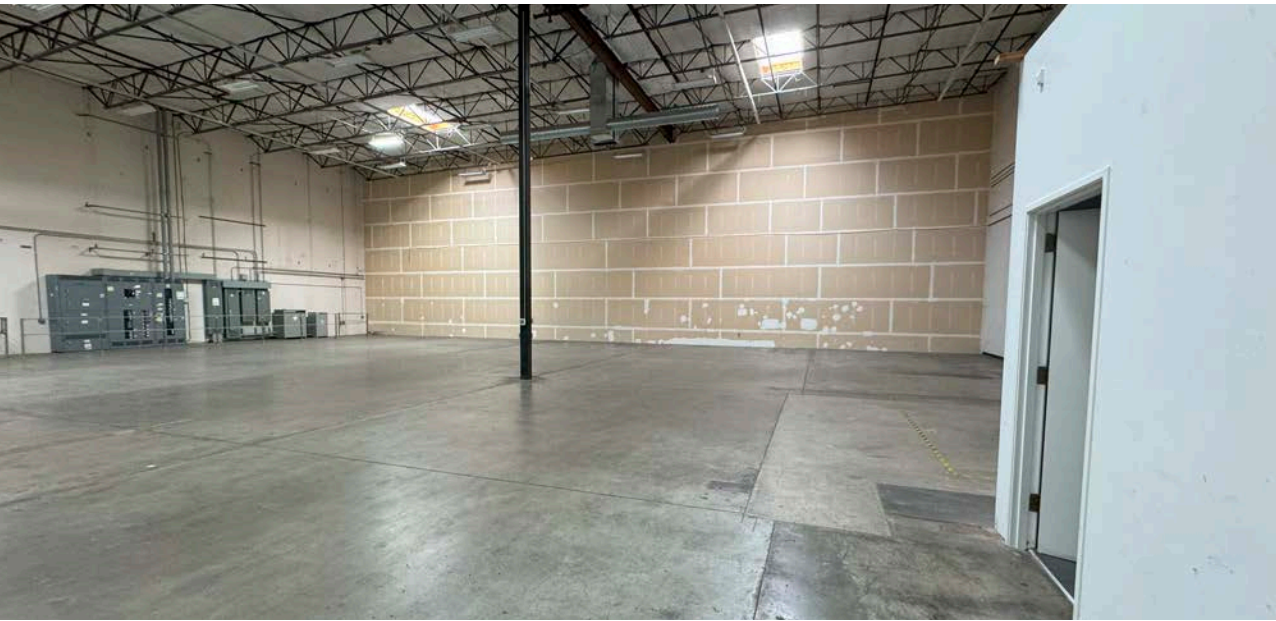
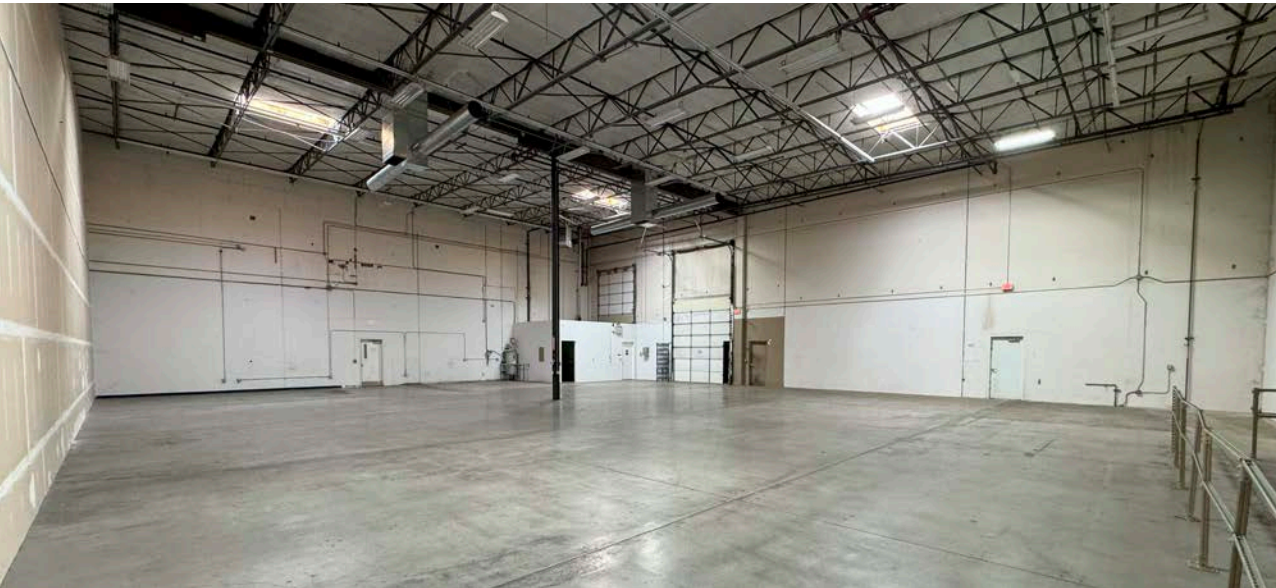
# UNIQUE SMALL WAREHOUSE SPACE IN GUILDS LAKE

4472 NW YEON AVE, PORTLAND, OR



KIDDER.COM

**km** Kidder  
Mathews



*6,500 SF modern industrial space  
fronting NW Yeon Ave*

6,500 SF modern industrial space

Dock and grade-level loading

12' X 14' grade-level door

26' clear height

Heavy power (1,600 amps of 480V 3 phase power)

Restrooms only, no existing office

Outstanding Guilds Lake location

Ample parking

T5H0 fluorescent light fixtures throughout space at  
high lighting levels

Only 1 column in warehouse

*6.5K SF*  
AVAILABLE

*CALL*  
FOR LEASE RATE



# 4472 NW YEON AVE

*For more information on  
this property, please contact*

STEVEN KLEIN  
503.221.2260  
steven.klein@kidder.com

PETER STALICK  
503.706.8180  
peter.stalick@kidder.com

BRENDAN MURPHY  
503.721.2705  
brendan.murphy@kidder.com

[KIDDER.COM](https://www.kidder.com)

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

