

LINK 185TH

MARKET
PORTLAND, OREGON

FOR LEASE

± 52,170 SF

4251 NE 185TH DRIVE
PORTLAND, OR 97230



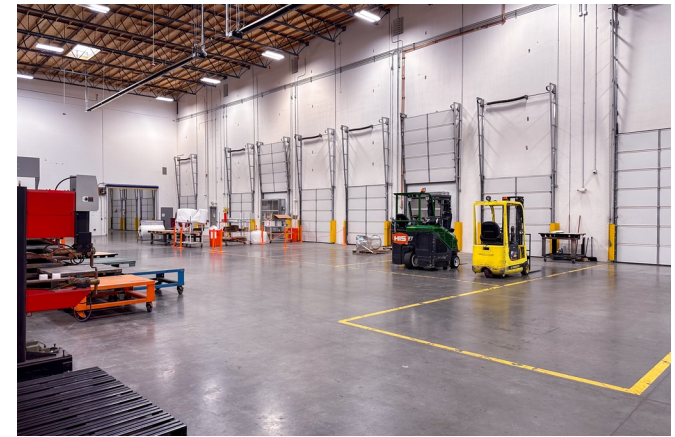
LEASED BY



BUILDING OVERVIEW

The Link Logistics Park at NE 185th Drive and NE Riverside Parkway is a Class-A, three building project totaling 236,092 SF.

Designed for multiple tenant occupancies and divisible to 15,000 SF, this project provides outstanding loading configurations, ESFR sprinkler systems, 30' clear, and unbeatable staging and maneuvering in the heart of the East Columbia Corridor.



→	<u>Total Warehouse Area:</u>	52,170 SF
→	<u>Total Office Area:</u>	± 3,695 SF
→	<u>Loading:</u>	11 Docks 1 Grade
→	<u>Power:</u>	Heavy 480 V-3 Phase
→	<u>Clear Height</u>	30'
→	<u>Sprinkler Type:</u>	ESFR
→	<u>Column Spacing:</u>	50' x 52'
→	<u>Total Building Area:</u>	94,080 SF



4251 NE 185TH DR, PORTLAND, OR

Total Space 52,170 SF

Office ± 3,695 SF

Column Spacing 50' x 52'

Loading 11 Docks
1 Grade
Two Positions w/ Levelers and Seals.

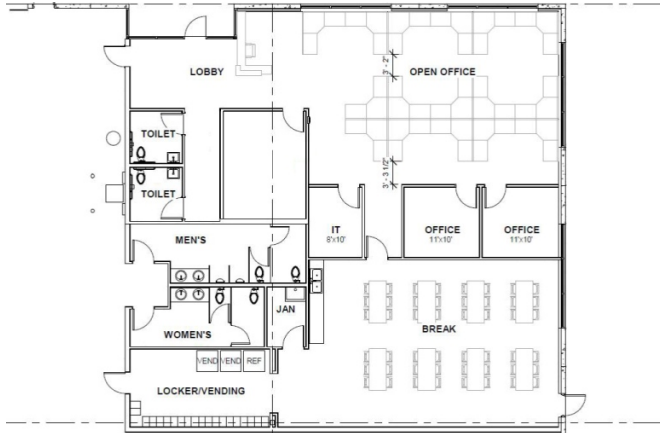
Power Heavy, 480 V-3 Phase

Clear Height 30'

The office area in the NW corner of the space provides a large lunchroom, office and shop restrooms, conference areas and private offices for an efficient layout.

FOR LEASE ± 52,170 SF

Additional Notes:
Currently, this space provides several rooms consisting of a dedicated compressor room, polishing/grinding room, powder coating room, and heavy power is distributed throughout. Ownership will remove as necessary.



LOCATION HIGHLIGHTS

Located in the East Columbia Corridor and more specifically, the coveted Southshore Industrial District, this location provides unparalleled access to Interstate 84 which is the areas east-west arterial.

Interstate 205 is just 10-15 minutes to the West, providing access north to Seattle via the I-5 connector or South to Interstate 5, connecting all of Southern Oregon and California.

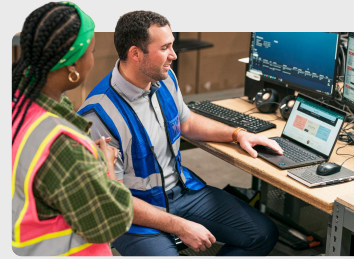


DISTANCES AND TIMES

- Portland International Airport:
 - ▶ 4 miles
 - ▶ +/- 10 minutes
- Downtown Portland:
 - ▶ 15 miles
 - ▶ +/- 20 minutes
- Seattle:
 - ▶ 173 Miles
 - ▶ +/- 3.5 Hours



Committed to Driving Value for Our Customers

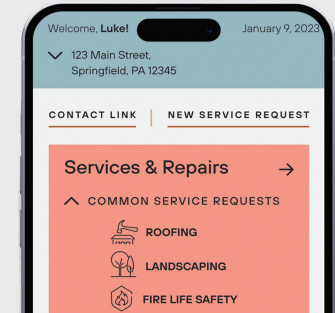


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Our on-the-ground regional teams provide you with local expertise, leveraging data-driven insights to find the right solutions for your business.

Link+

Our digital customer experience platform provides easy access to your property management teams, lease documents, billing and service requests. Sign up today!



500 Million
Square Foot
Portfolio

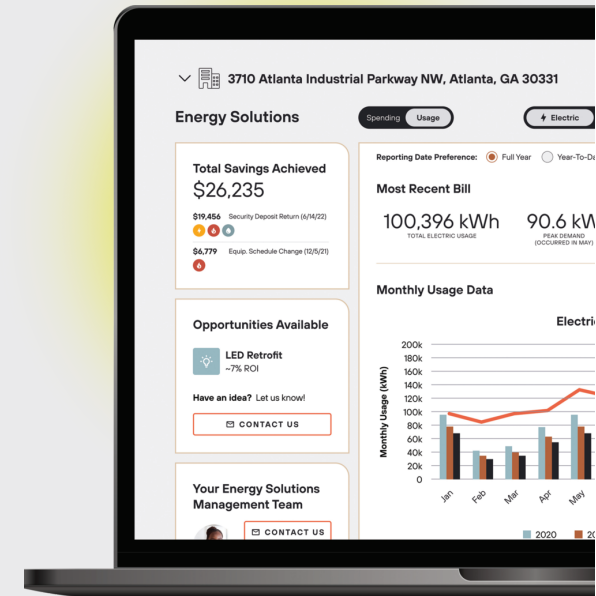
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Our scale, proprietary data and local relationships allow our 1,200+ skilled team members to help customers stay ahead of market trends.



Energy Solutions

Link Logistics' award-winning utility management program helps customers save time and money while unlocking energy efficiency opportunities. Enroll today through Link+.



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