PROLOGIS NW CORPORATE PARK

3221 NW GUAM STREET | PORTLAND, OR

FOR SUBLEASE



INDUSTRIAL SPACE FOR SUBLEASE

DETAILS

Shell size: ± 18,000 SF
 Office size: ± 1,894 SF

• Lease rate: \$0.90 \$0.85 PSF, NNN

Park size: Eleven (11) buildings; 887,935 SF park

FEATURES

- 3 Docks
- 1 Drive-in
- Fully sprinklered
- 22' clear height
- Close-In NW location
- Minutes to downtown Portland
- Immediate access to I-405 and I-5
- Park amenities include food services and major banks



10.03.2025

For more information or a property tour, please contact:

GREG NESTING

503-225-8440

GregN@norris-stevens.com





Norris & Stevens

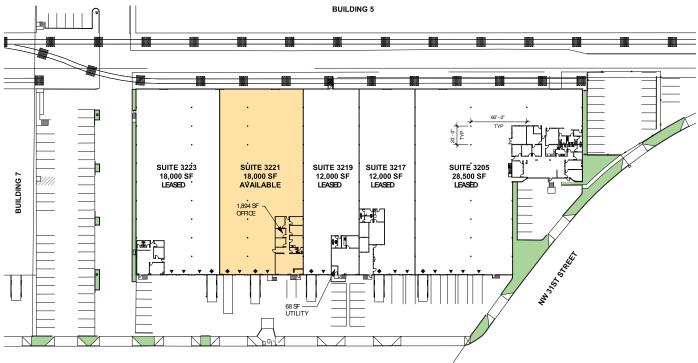
INVESTMENT REAL ESTATE SERVICES

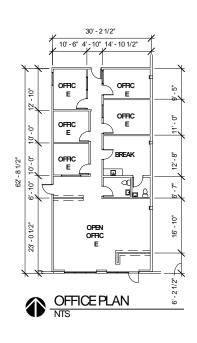
PROLOGIS NW CORPORATE PARK

3221 NW GUAM STREET | PORTLAND, OR

FOR SUBLEASE

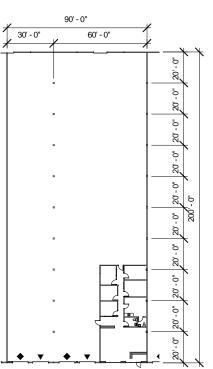
FLOOR PLANS





Information contained herein has been obtained from others and considered to

be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.



For more information or a property tour, please contact:

GREG NESTING

503-225-8440

GregN@norris-stevens.com





Norris & Stevens

900 SW 5th Avenue • 17th Floor • Portland, OR 97204 503.223.3171 • norris-stevens.com

PROLOGIS NW CORPORATE PARK

3221 NW GUAM STREET | PORTLAND, OR

FOR SUBLEASE

PHOTOS













For more information or a property tour, please contact:

GREG NESTING

503-225-8440 GregN@norris-stevens.com





Norris & Stevens

INVESTMENT REAL ESTATE SERVICES

900 SW 5th Avenue • 17th Floor • Portland, OR 97204 503.223.3171 • norris-stevens.com