



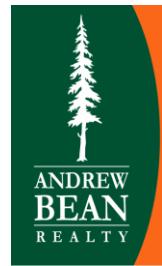
# FOR LEASE: 3537 NW ST HELENS RD, PDX 97210

**3-Phase Power and Fenced Yard CLOSE-IN!**

**Call for Pricing**



- **Lot Size: +/-1.26 Acres**
  - Fenced with two gates and two curb cuts. Drive-thru capability. Mostly paved. Compacted gravel in back. Lighted.
- **Building Sizes: +/-6,402 SF Total**
  - Front Building: +/-1,900 SF Office. Multiple bathrooms. Kitchenette. Customer-facing area in front. Mix of private offices and open area.
  - Middle Building: +/-2,400 SF Warehouse. Clear span. Dock-high loading can accommodate 53' trailers. 12' high x 10' wide grade-level door. New LED lighting throughout.
  - Back Building: +/-2,102 SF Warehouse. Two 14' high x 12' wide grade-level doors. 3-Phase power. Mezzanine storage space. New LED lighting throughout.
- **Zoning: Heavy Industrial (IH) City of Portland**



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3537 NW St Helens Rd is centrally located in the Guild's Lake / NW Industrial District with nearby freeway access to all directions: I-5 North/South, I-84 East, I-405 to Hwy 26 West. This property is ideal for someone who needs to park a lot of vehicles and/or store product outside. NW St Helens Rd is easy to get in and out of and the two gates and curb cuts make ingress and egress a breeze for employees, deliveries, and customers. Clean environmental reports from December 2025 available.

**Andrew Bean, SIOR**

**503-819-5381**

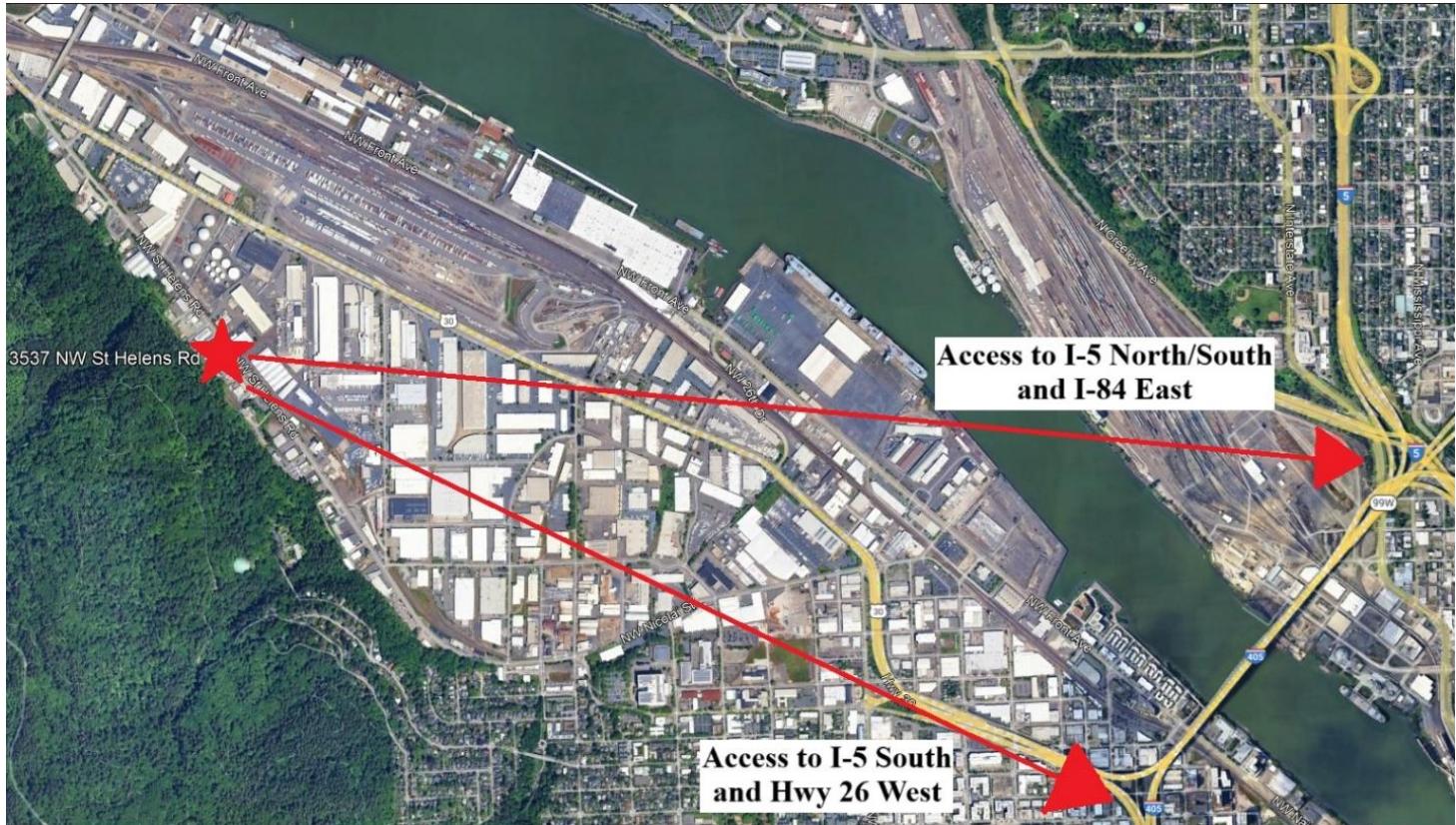
**andrew@andrewbeanrealty.com**

*This information has been obtained by others and deemed to be reliable. However, a prospective purchaser or lessee is expected to verify all information to their own satisfaction. Owner is a licensed real estate broker.*

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