



FOR SUBLEASE



RATE REDUCED
\$0.50/SF, NNN Blended

COLUMBIA CORPORATE PARK

Industrial Space: 65,800 SF with 4,000 SF Office

4630 NE 166th Ave, Building 1, Portland, OR 97230

- Sublease Available through September 30, 2026
- 150' Truck Maneuvering Area, and Oversized Loading Canopy
- Location Allows Easy Access to Airport Way, I-84, I-205, and PDX
- Longer Term Available through Landlord
- **Below Market Rates!**

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PROPERTY SUMMARY



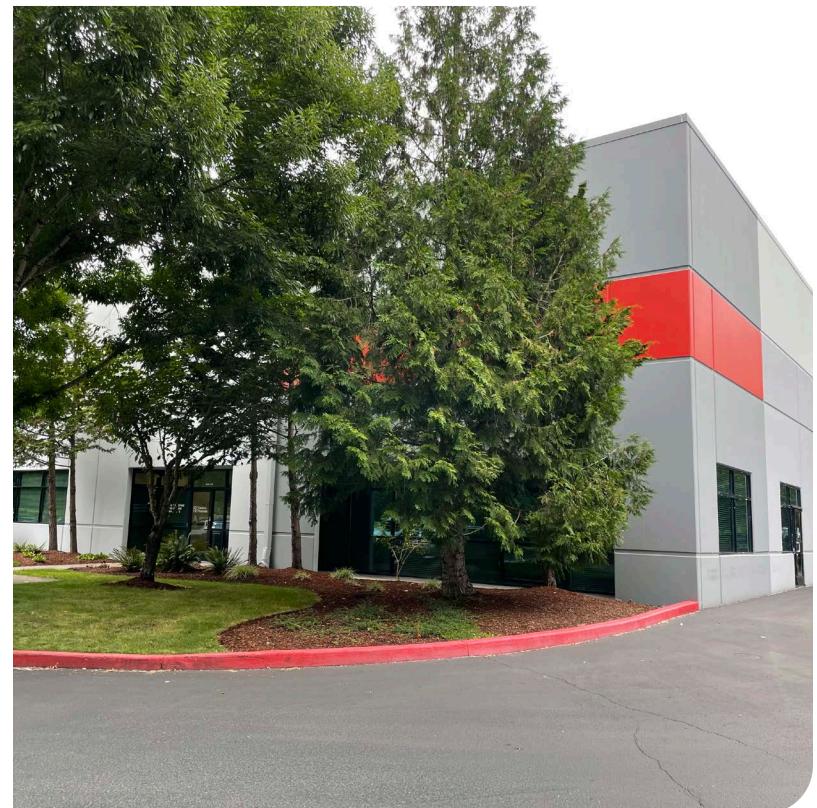
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PROPERTY DETAILS

Address	4630 NE 166th Ave, Portland, OR 97230
Total SF	65,800 SF
Office SF	4,000 SF
Dock Loading	Eleven (11) Dock High Doors with Equipment
Grade Loading	Three (3) Oversized Grade Doors (24'W x 16'H)
Clear Height	24'
Column Spacing	40' x 50'
Power	600 Amps 277/480 Volt, 3-phase Power
Sprinklers	ESFR
Lighting	T-5 Lighting
Rates	\$0.50 /SF Blended, NNN
Term	Sublease through September 30, 2026. Longer term available w/ Landlord (Clarion).

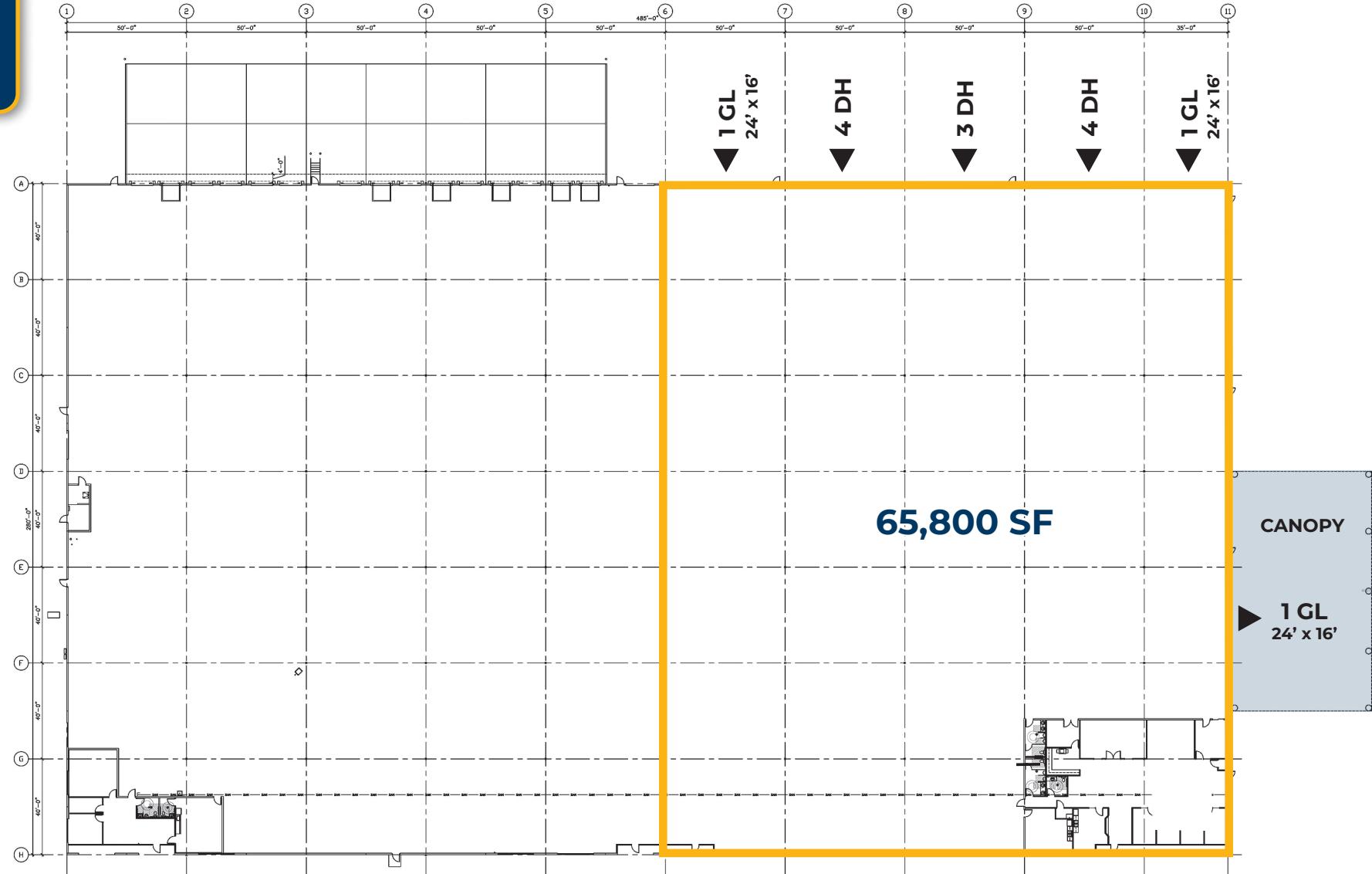


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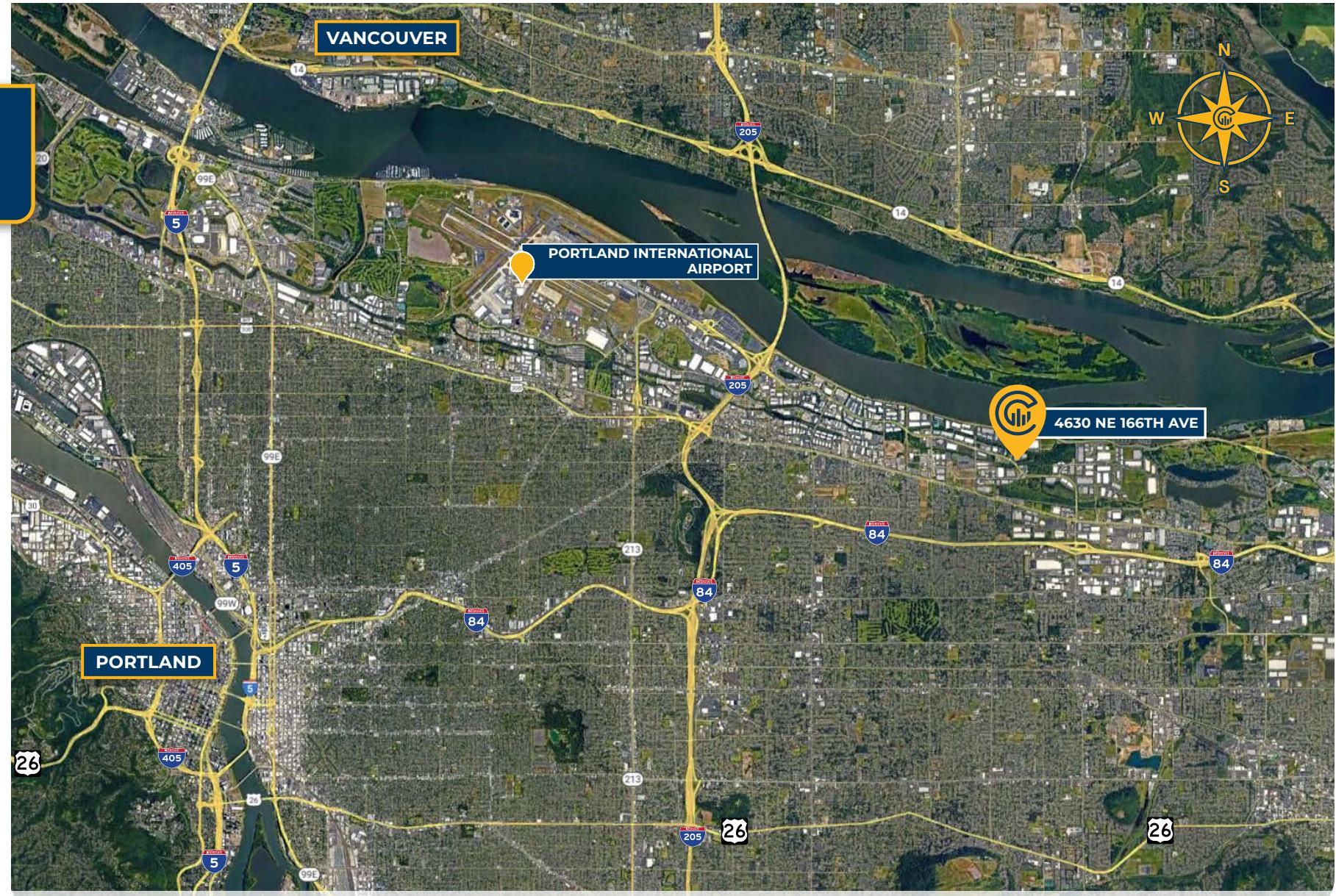


FLOOR PLAN





LOCAL AERIAL MAP



*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024 | Map data ©2024 Google Imagery ©2024, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO

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