

# INDUSTRIAL BLDG WITH YARD

3646-3740 NE Columbia Blvd | Portland, OR 97211

## FOR SUBLEASE

**Broker Bonus: \$5,000 cash for a signed sublease before December 31, 2025**



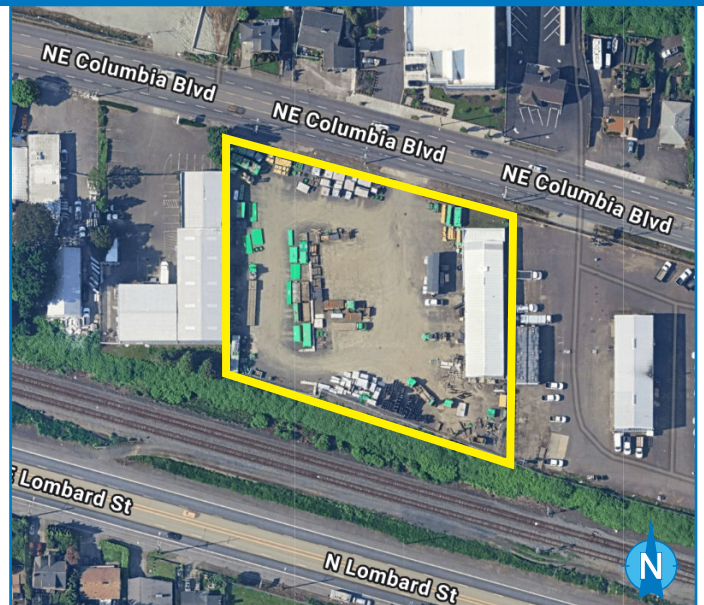
## INDUSTRIAL SPACE FOR SUBLEASE

### DETAILS

- Building size:  $\pm 6,740$  SF
- Yard:  $\pm 1.38$  Acres
- Zoning: IG2 - General Industrial
- Lease rate: \$15,685/month, NNN

### FEATURES

- 3 roll-up grade level doors
- 3-phase | 200 amp, 240v power
- Centrally located with quick access from I-5, I-205, and Portland International Airport



09.17.2025

For more information or a property tour, please contact:

**NICK CHESSAR**

503.225.8469

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**SCOTT FINNEY, SIOR**

503.225.8431

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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.

## Norris & Stevens

INVESTMENT REAL ESTATE SERVICES

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

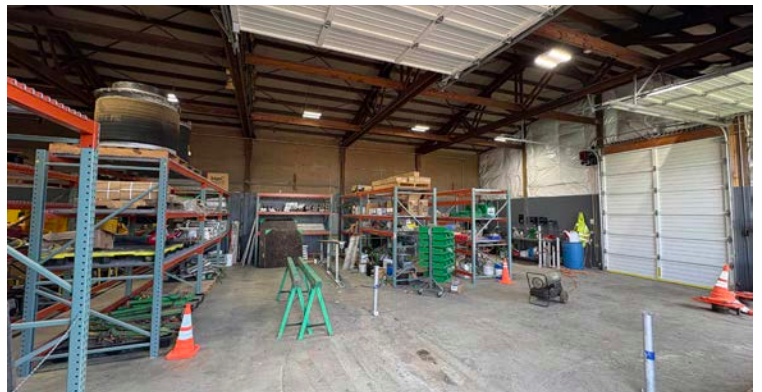


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## PROPERTY PHOTOS



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