



FOR SALE OR LEASE



**NEW ASK & TERMS!**  
BEST PRICING ON AIRPORT WAY

## 16427 NE AIRPORT WAY

### Industrial Space: Concrete-Tilt Building

± 39,924 SF | \$7,200,000 (\$180/SF) | \$36,000/mo | \$0.77/\$1.20/SF, NNN

#### 16427 NE Airport Way, Portland, OR 97230

- 2.04 acre site and with a highly secured, fenced yard area
- Two stories of Class A, elevator-served office and an expansive glass line
- Highly visible location with direct frontage off Airport Way and in proximity to both I-205 and I-84 within a 5-minute drive
- Upgrades include enhanced power (est. 3,800 amps, 480v) and secure access
- Ideal for a corporate headquarters for either manufacturers or distributors

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# PROPERTY SUMMARY

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## PROPERTY DETAILS

<b>Address</b>	16427 NE Airport Way, Portland, OR 97230
<b>Total SF</b>	39,924 SF
<b>Lot Area</b>	2.04 Acres
<b>Office SF</b>	12,160 SF (Two Stories)
<b>Use Type</b>	Industrial
<b>Clear Height</b>	24'
<b>Construction</b>	Concrete-Tilt
<b>Dock Loading</b>	Four (4) Dock High Doors
<b>Grade Loading</b>	Four (4) Grade Level Doors
<b>Power</b>	Heavy - Est. 3,800 Amps, 480v, 3-Phase
<b>Sprinkler Type</b>	ESFR Sprinkler System
<b>Parking</b>	Est. 63 Spaces
<b>Year Built</b>	1998
<b>Zoning</b>	IG2 - General Industrial 2
<b>Sale Price</b>	\$7,200,000 (\$180/SF)
<b>Lease Rate</b>	\$36,000/mo \$0.77/\$1.20/SF, NNN (1st Floor Office Surcharge Only)
<b>Additional Amenities</b>	<ul style="list-style-type: none"> <li>• New Roof with Rigid Exterior Insulation</li> <li>• Recent Power Upgrades to 3,800 Amps, 480v</li> <li>• Climate Controlled Production Area with Floor Drains and Task (LED) Fixtures</li> </ul>

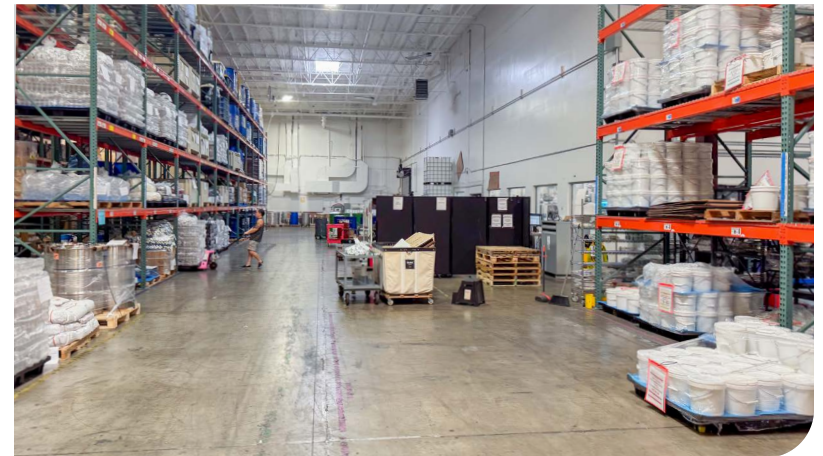
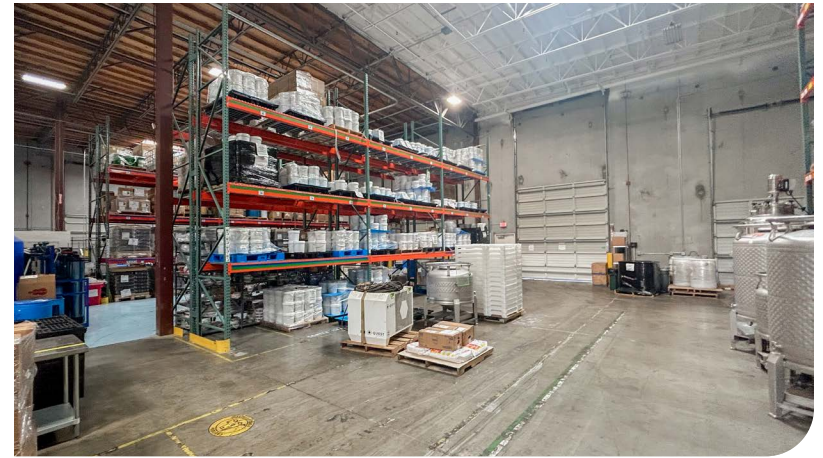
## Location Features

- Direct frontage off Airport Way
- In very close proximity to both I-205 & I-84 Interstate Fwys
- 7 minutes to PDX International Airport and Cascade Station (Retail/Lodging)
- 20 minutes to Downtown Portland





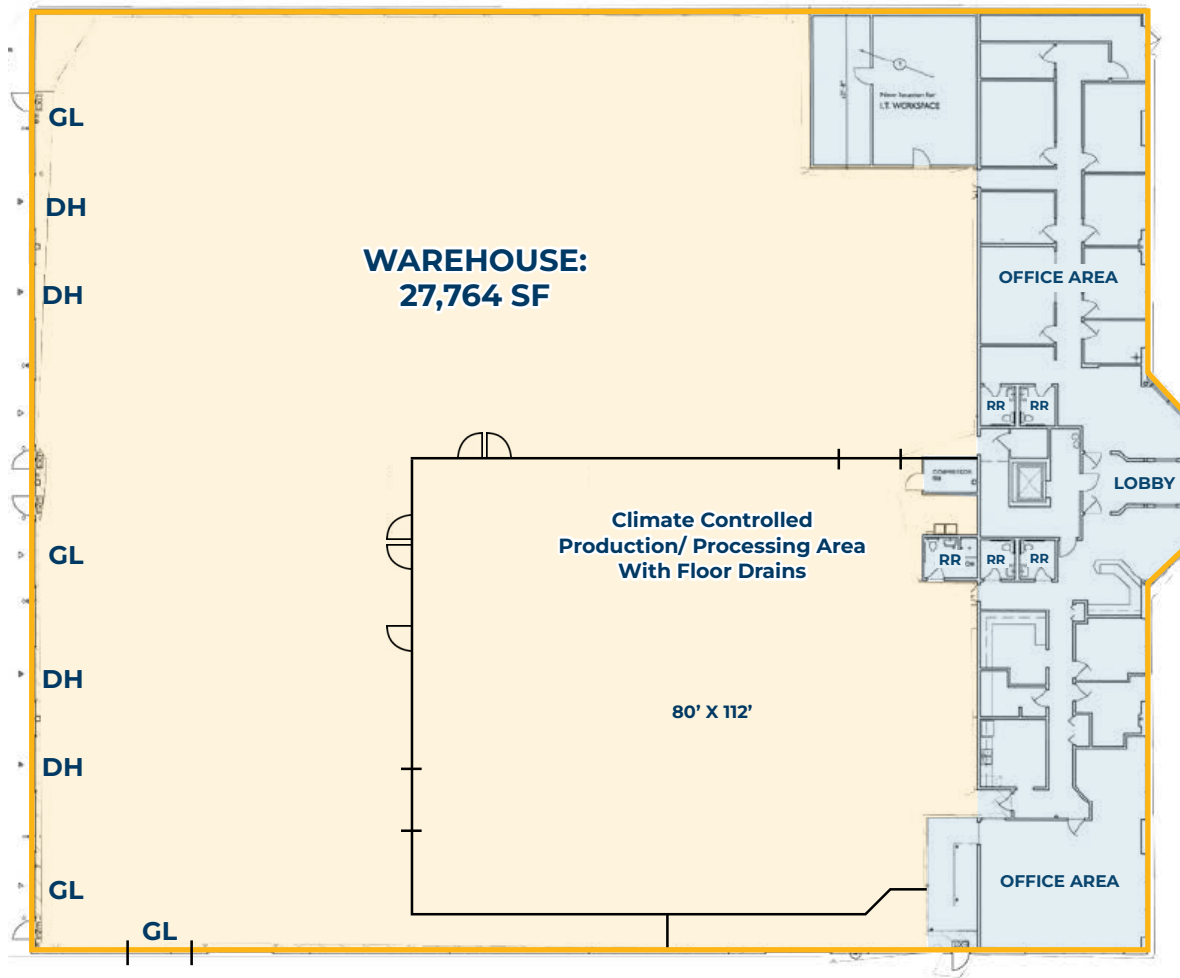
# INTERIOR PHOTOS







# FLOOR PLAN



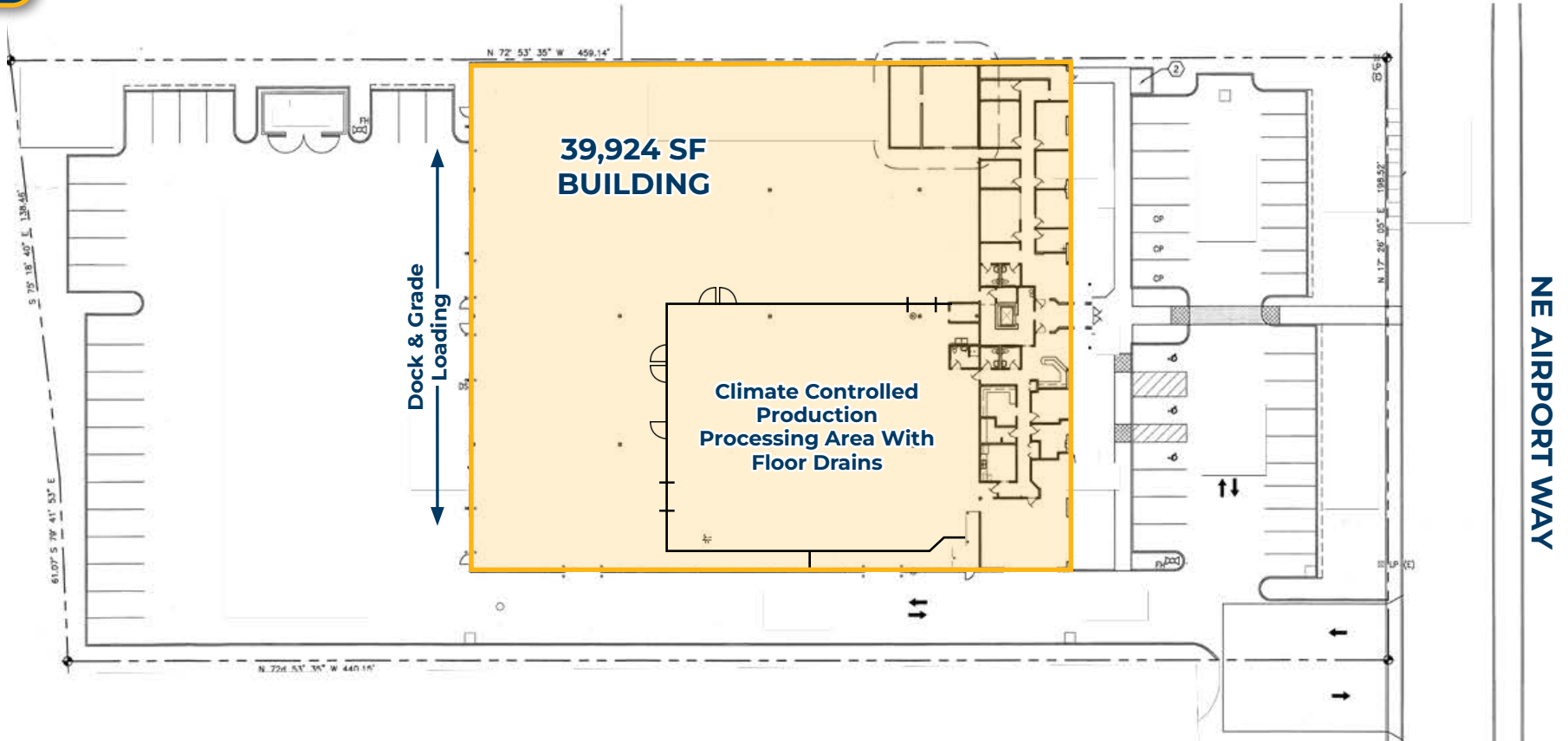
**1ST FLOOR OFFICE:  
6,896 SF**



**2ND FLOOR OFFICE:  
5,264 SF**



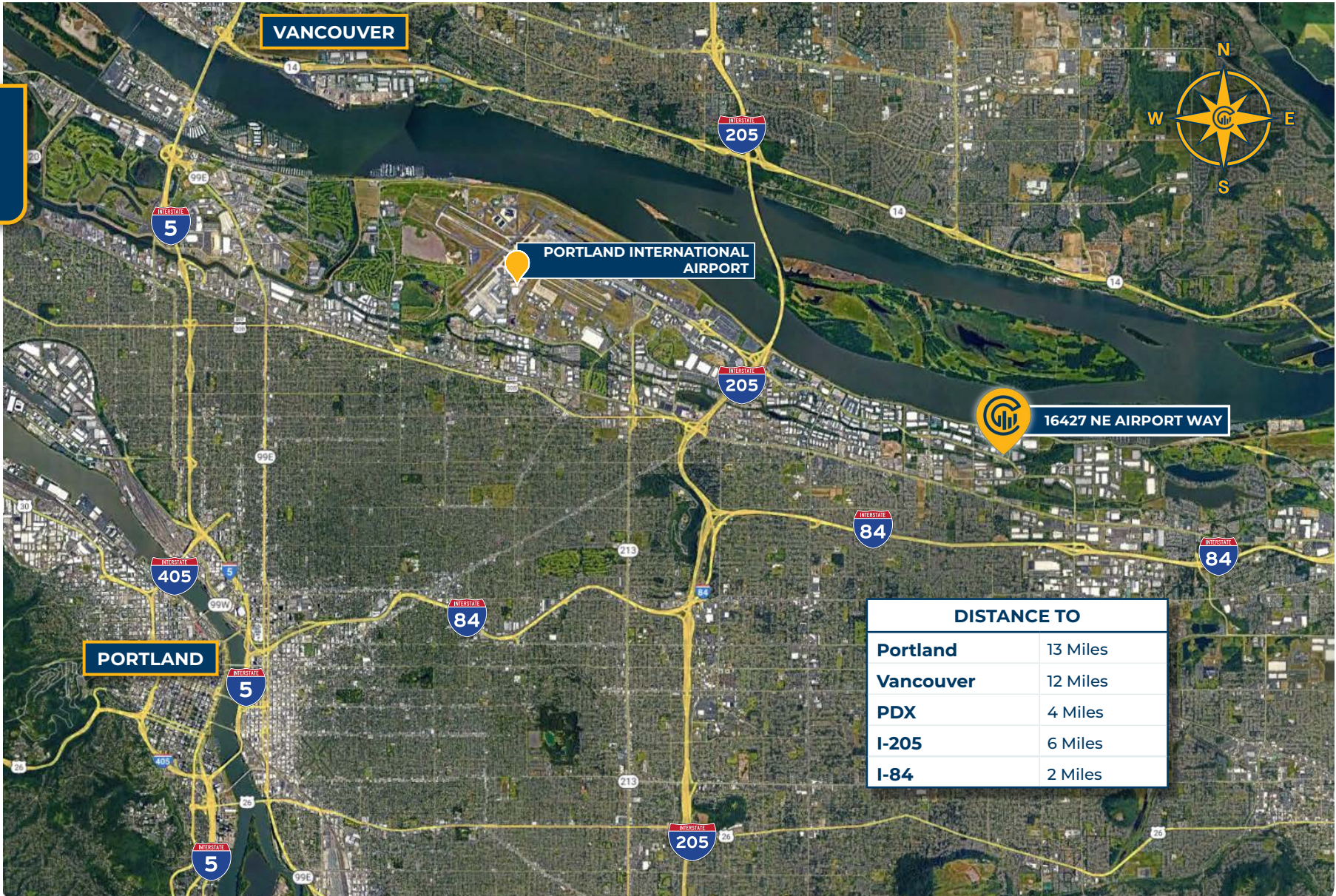
# SITE PLAN







# LOCAL AERIAL MAP



DISTANCE TO	
Portland	13 Miles
Vancouver	12 Miles
PDX	4 Miles
I-205	6 Miles
I-84	2 Miles

\*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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