

FOR LEASE

GUILDS LAKE INDUSTRIAL PROPERTY WITH YARD

*119,000 SF of Building Space on a
5.26 AC Fenced & Secured Property
Divisible to 33,954 SF*

3340 NW ST HELENS RD, PORTLAND, OR

3340 NW ST. HELENS ROAD

OWNED BY



MELVIN MARK
INVESTORS

CAPSTONE
PARTNERS

LISTED BY



Kidder
Mathews

Located in the coveted Guilds Lake Industrial submarket with excellent freeway access.

Total Building Size: 118,764 SF (101,861 SF main building and 16,903 SF secondary building)

Divisible: Building could be demised to accommodate users from 33,954 SF up to the entire 118,764 SF and several sizes in between

Office Space: 3,716 SF

Property Size: 5.26 AC, fenced and paved

Yard: 48,000 SF of open fenced and paved yard north of the building

Loading: 11 oversized grade-level doors including 4 doors at an extremely rare 44' wide by 20' tall (dock-high loading doors could potentially be added on north side of building)

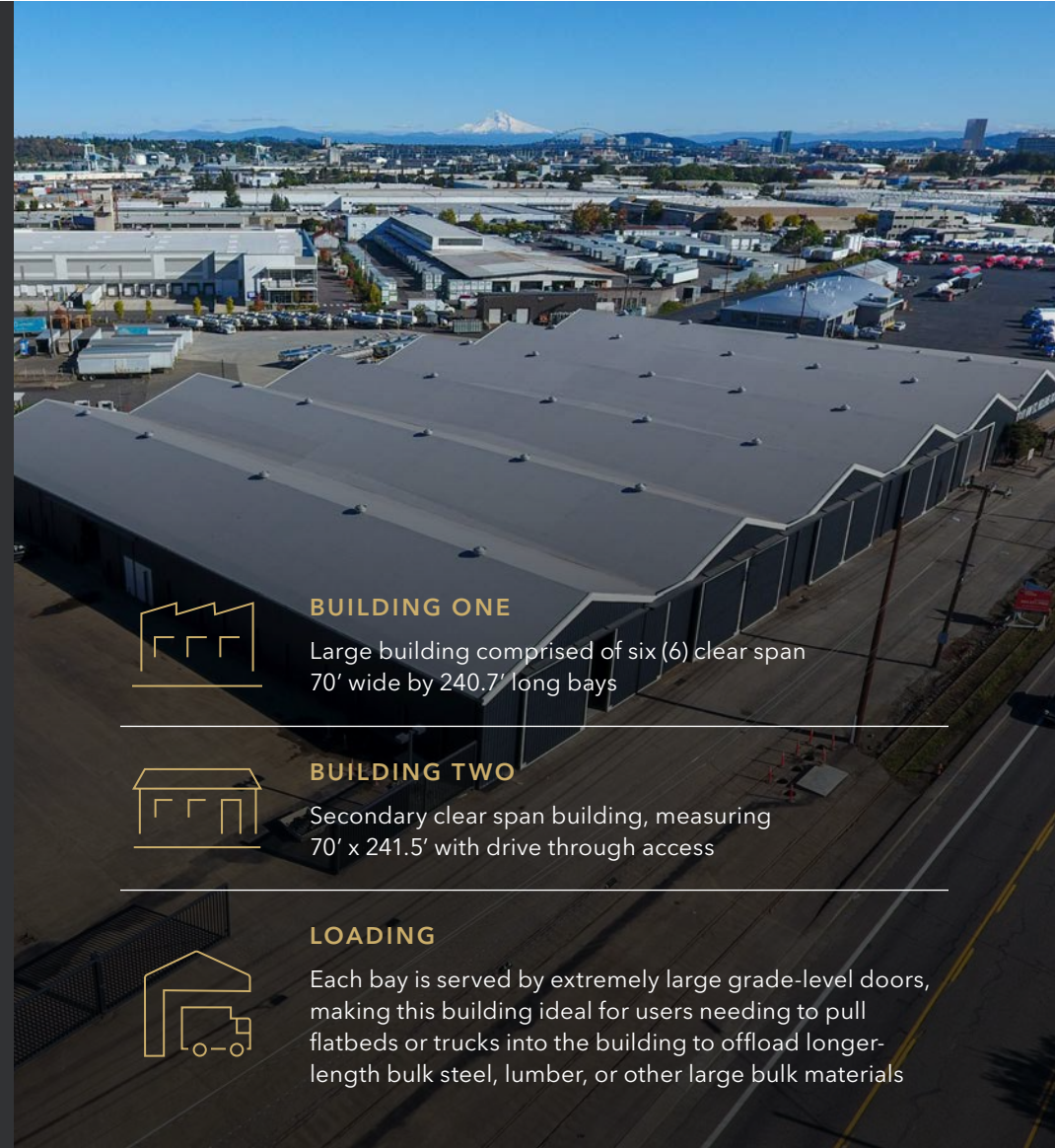
Clear Height: 19' minimum up to 26' in main building; 14' to 16' in secondary building

Cranes: Two bridge cranes serving two of the bays in main building with 5 ton capacity bridge and currently a 10,000 lbs capacity hook

Frontage: Extensive frontage on NW St. Helens Rd

New Ownership: Property is under new ownership with planned extensive building upgrades, some of which include: new exterior paint, brand new insulated TPO roof, new structurally reinforced concrete slab floors, and LED lighting upgrades

Lease Rate: Call agents for rate



BUILDING ONE

Large building comprised of six (6) clear span 70' wide by 240.7' long bays



BUILDING TWO

Secondary clear span building, measuring 70' x 241.5' with drive through access



LOADING

Each bay is served by extremely large grade-level doors, making this building ideal for users needing to pull flatbeds or trucks into the building to offload longer-length bulk steel, lumber, or other large bulk materials

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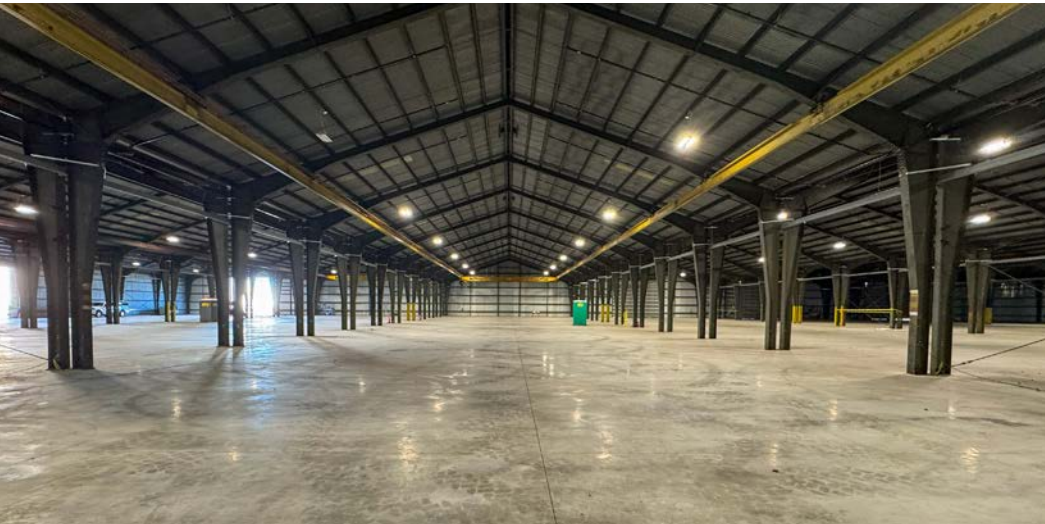
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3340 NW ST HELENS RD

INTERIOR PHOTOS



POTENTIAL USES

- Building materials distribution
- Contractors storage and yard
- Fleet parking (indoor and outdoor)
- Manufacturing/light assembly
- Steel or lumber distribution
- Indoor sports complex

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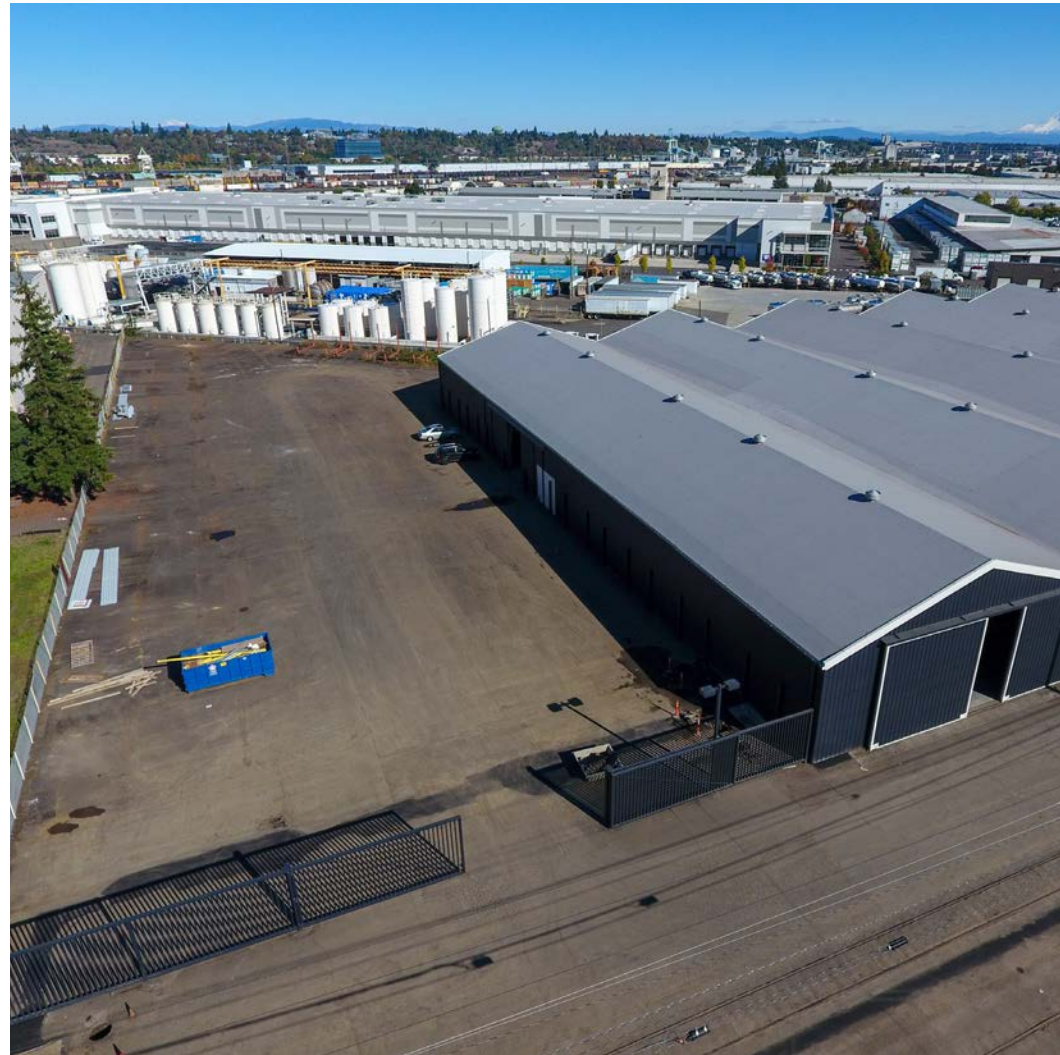
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EXTERIOR PHOTOS



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AERIAL PHOTOS



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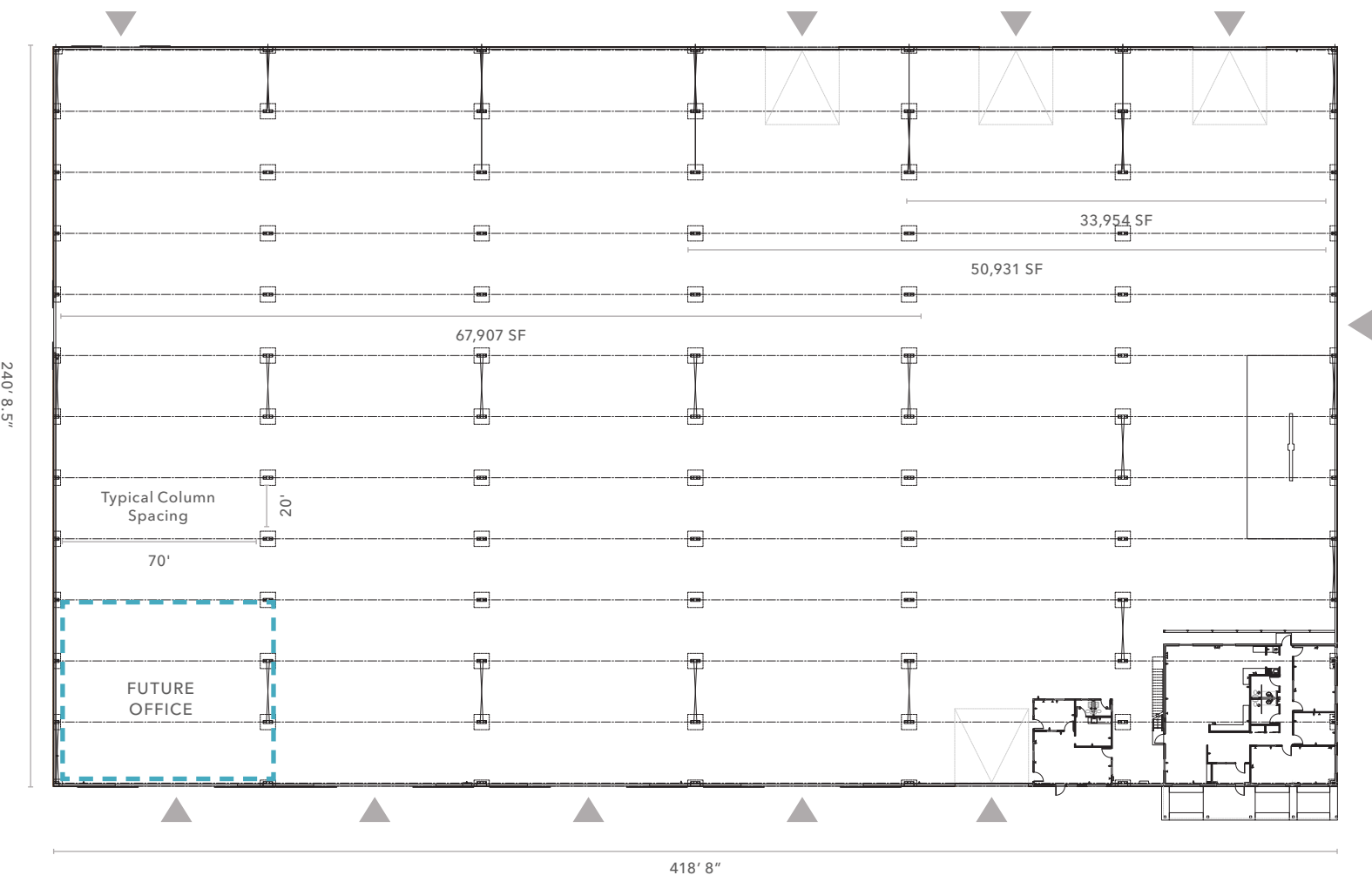


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FLOOR PLAN – BUILDING ONE

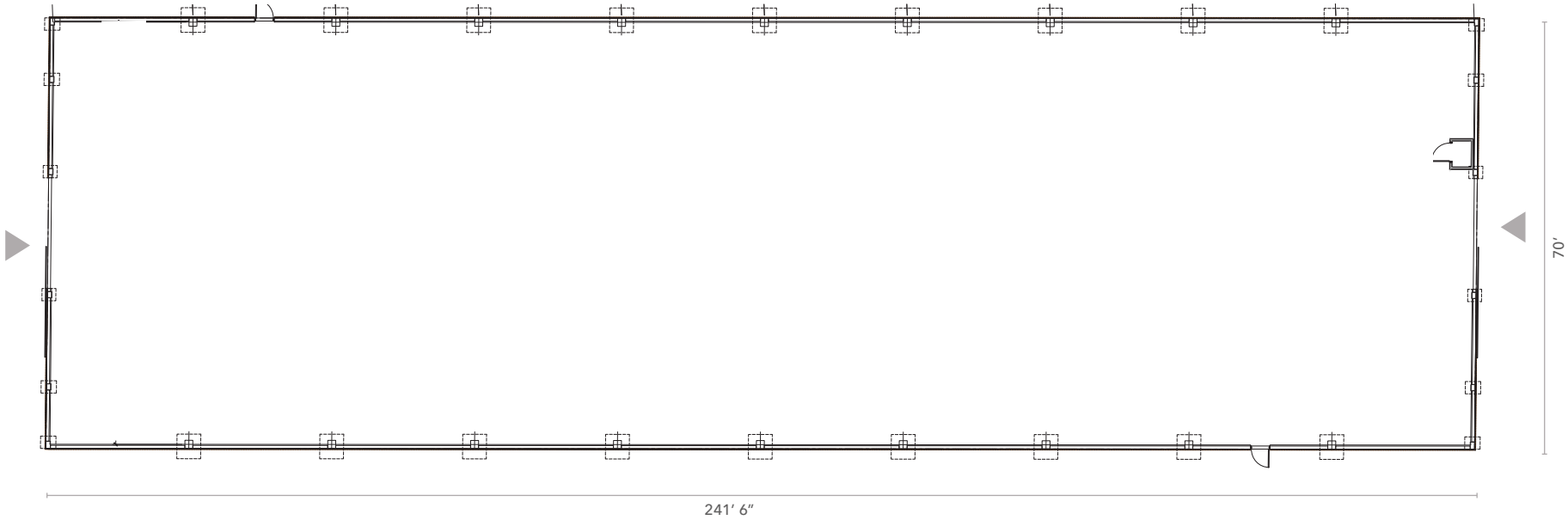


▲ Grade level loading

FLOOR PLAN – BUILDING TWO

Clear span building - No Columns

16,903 SF
BUILDING SIZE



▲ Grade level loading

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3340 NW
ST HELENS RD

PORTLAND

Slabtown

Pearl District

Willamette River



3340 NW ST HELENS RD

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