

FOR LEASE

# TRUCK/EQUIPMENT MAINTENANCE FACILITY

FORMER DITCH WITCH EQUIPMENT LOCATION  
7909 N UPLAND DR, PORTLAND, OR 97203

SITE AREA	6.06 AC (253,974 SF). Graded, graveled, fenced yard area with yard lighting, two (2) gated access points.
SHOP AREA	4,880 SF. Three (3) drive-through maintenance bays, 90' long, 14'-16' grade doors, infrared gas heat, 277/480 volt electrical, flammables containment rooms.
TRUCK WASH AREA	2,720 SF. Two (2) drive-through bays under covered shed, water containment system.
OFFICE AREA	4,488 SF. Two-story office comprised of several private offices, restrooms with showers, kitchen/break room, large training room & storage rooms - 972 SF parts/sales room.
LEASE RATE	\$55,900 per month, NNN.
2023-2024 REAL ESTATE TAXES	\$46,791 per year.
AVAILABILITY	June 1, 2024. Shown by appointment only.



*Exclusively listed by*

**TONY RESER, SIOR**  
503.221.2271 | [tony.reser@kidder.com](mailto:tony.reser@kidder.com)

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FOR LEASE



PARTS/SALES ROOM



SHOP BAYS



MAINTENANCE SHOP



OFFICE AREA



WASH AREA

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