



FOR LEASE



TRUCK MAINTENANCE & OUTDOOR STORAGE FACILITY

Truck Terminal & Office Available

± 44,647 SF w/ Multiple Shops on 18.39 AC Lot / Divisible

110 N Marine Drive, Portland, OR

- Sits on ± 18.39 Acres and consists of 44,647 SF of Truck Maintenance Facilities and offices across multiple buildings
- Divisible to multiple sizes with multiple ingress & egress
- Features trailer stalls on a paved, lit, fenced yard, and small packed gravel area
- Turn-key site

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PROPERTY SUMMARY

**FOR
LEASE**



PROPERTY DETAILS

Address	110 N Marine Drive, Portland OR 97217
Total Building SF	±44,647 SF Total (Divisible)
Office SF	±19,071 SF
Lot Area	18.39 Acres (Divisible to 4.55 Acres)
Clear Height	20'
Dock High Doors	4 (10'x10')
Grade Level Doors	17 Drive-Thru Doors
Site Features	<ul style="list-style-type: none">• Truck Scale• Drive-Thru Maintenance Shop• Paved, Lighted, and Fenced Yard• Multiple Curb Cuts
Lighting	Motion Sensor Lighting
Sprinkler Type	Wet Sprinkler System
Auto Parking	110 Spaces with 2 ADA Spaces
Zoning	(IG2) General Industrial 2
Lease Rates	Call for Pricing

Location Features

- Distance to Portland International Airport - 7.2 Miles / 14 Mins
- Distance to Portland CBD - 7.6 Miles / 18 Mins
- Distance to I-5 - 1.5 Miles / 4 Mins
- Distance to I-205 - 7.3 Miles / 18 Mins

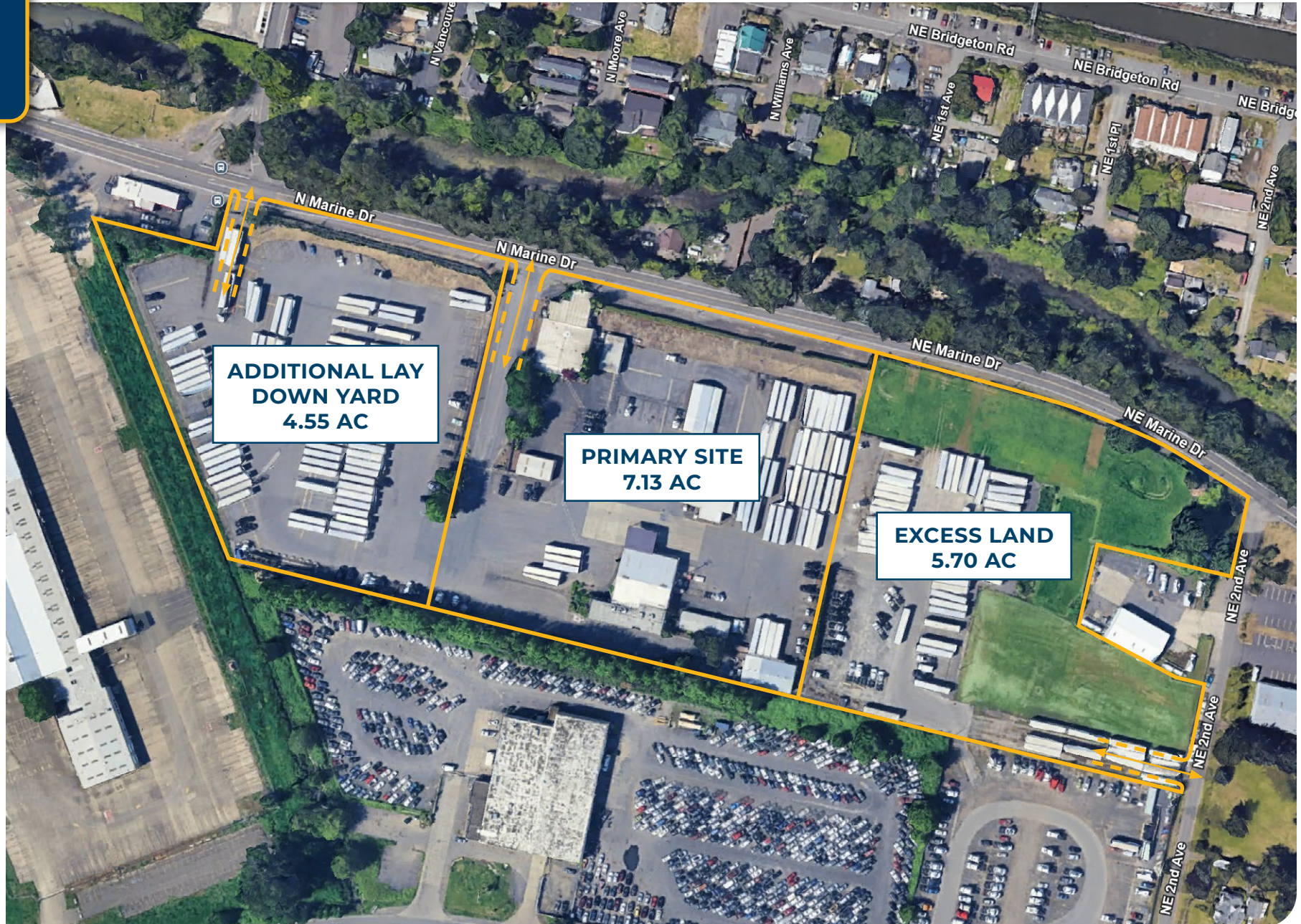
Corporate Neighbors

- XPO
- FedEx
- Jubitz Truck Stop
- TEC Equipment
- Old Dominion
- Market Express
- IMI
- Amazon
- Oak Harbor Freight Lines
- Reddaway
- NuCO2
- IAA Portland West
- Xavier Environmental
- Independent Dispatch Inc



SITE PLAN

SITE PLAN





SITE PHOTOS



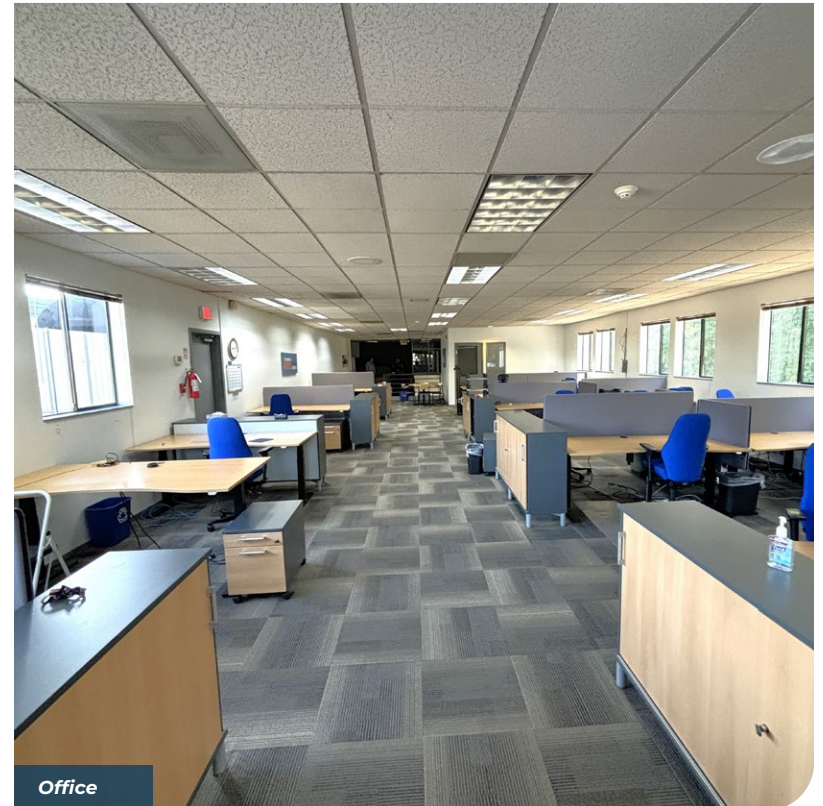
Truck Parking



Truck Maintenance Building



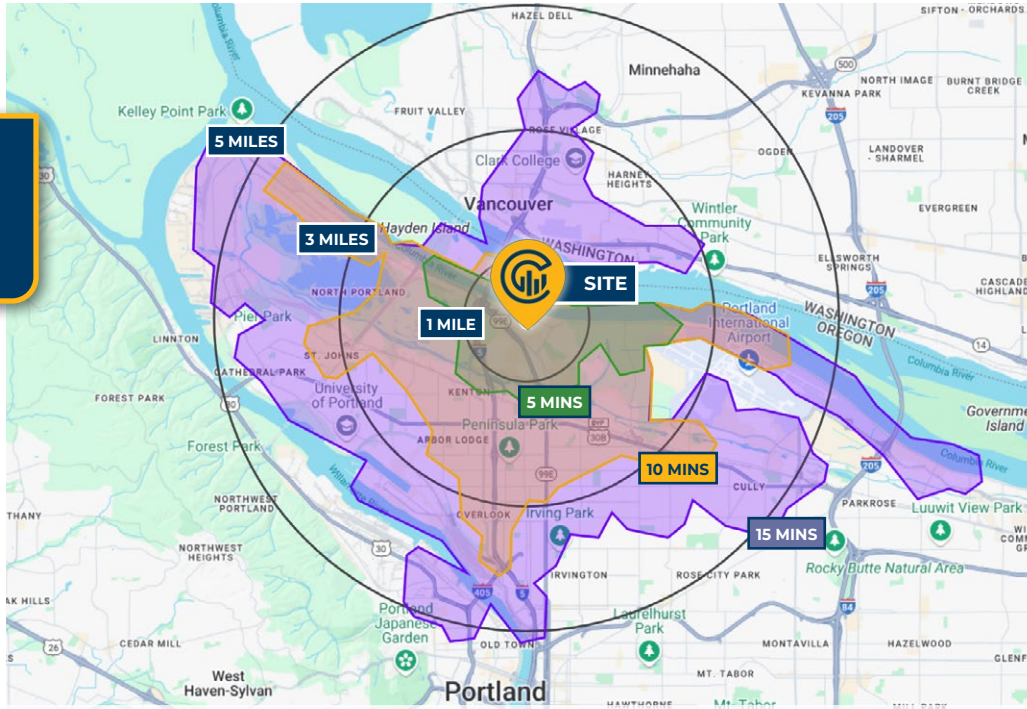
Drive-Thru Truck Shop



Office



DRIVE TIMES & DEMOGRAPHICS



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AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	4,524	87,389	271,291
2029 Projected Population	4,460	91,157	276,940
2020 Census Population	4,328	86,565	268,614
2010 Census Population	3,018	76,865	230,318
Projected Annual Growth 2024 to 2029	-0.3%	0.9%	0.4%
Historical Annual Growth 2010 to 2024	4.3%	1.3%	1.7%
Households & Income			
2024 Estimated Households	2,319	40,136	121,217
2024 Est. Average HH Income	\$125,845	\$121,900	\$129,972
2024 Est. Median HH Income	\$94,999	\$91,040	\$97,368
2024 Est. Per Capita Income	\$65,244	\$56,267	\$58,345
Businesses			
2024 Est. Total Businesses	462	6,425	17,884
2024 Est. Total Employees	5,442	57,124	170,809

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com
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