



FOR SALE OR LEASE

CLASS A AIRPORT WAY LOCATION



16427 NE AIRPORT WAY

Industrial Space: Concrete-Tilt Building

± 39,924 SF | \$8,750,000 | \$.85/\$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



**FOR SALE
OR LEASE**

PROPERTY DETAILS

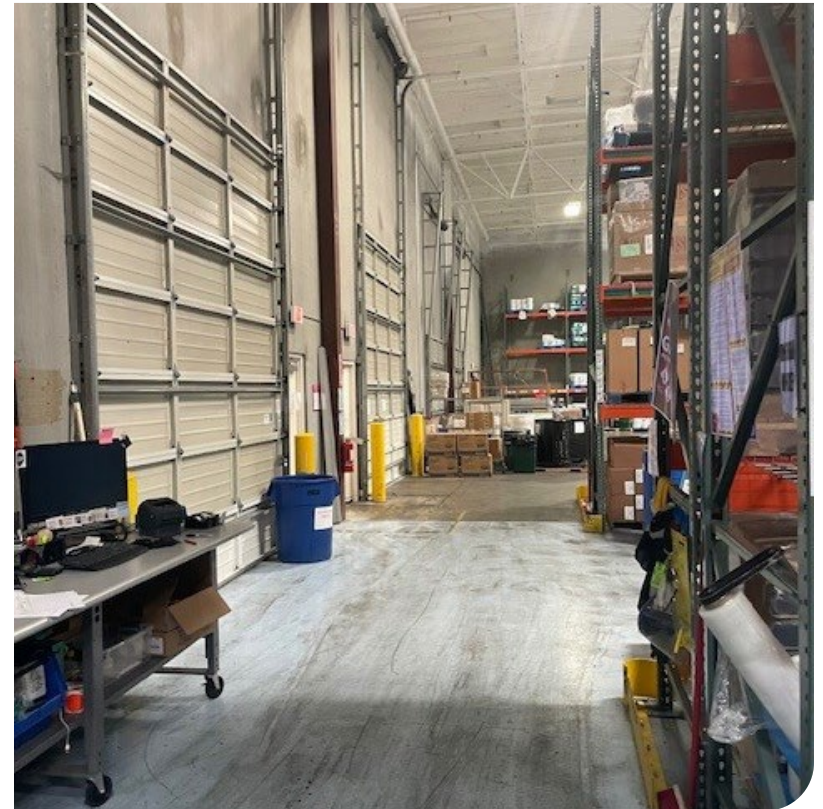
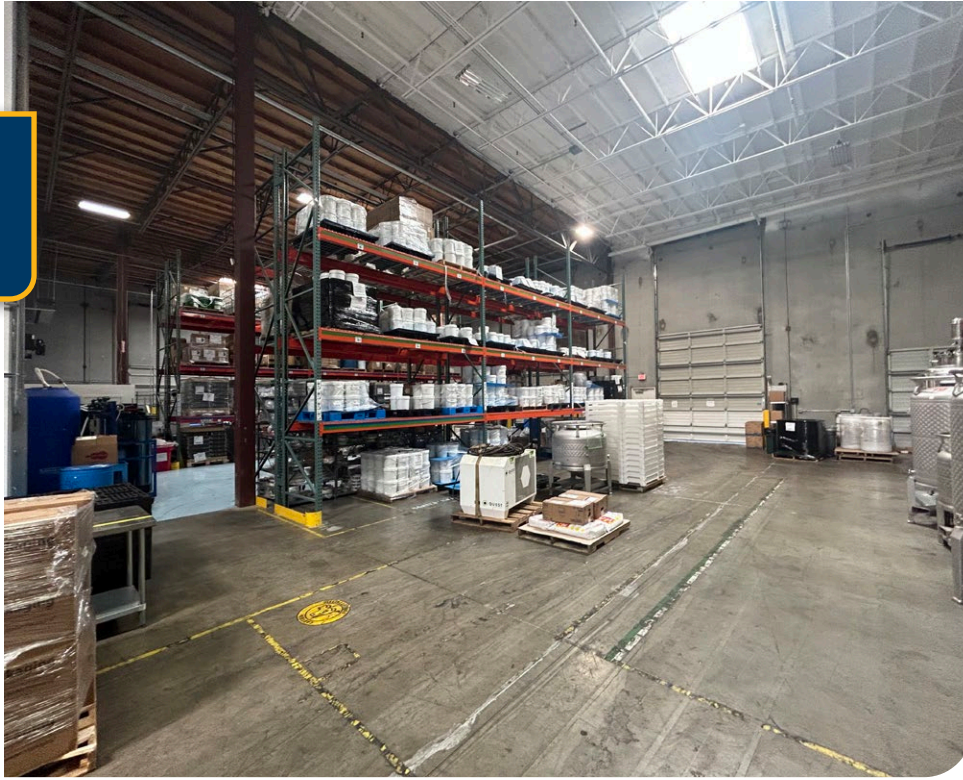
Address	16427 NE Airport Way, Portland, OR 97230
Total SF	39,924 SF
Lot Area	2.04 Acres
Office SF	12,160 SF (Two Stories)
Use Type	Industrial
Clear Height	24'
Construction	Concrete-Tilt
Dock Loading	Four (4) Dock High Doors
Grade Loading	Four (4) Grade Level Doors
Power	Heavy - Est. 3,800 Amps, 480v, 3-Phase
Sprinkler Type	ESFR Sprinkler System
Parking	Est. 63 Spaces
Year Built	1998
Zoning	IG2 - General Industrial 2
Sale Price	\$8,750,000 (\$219 / SF)
Lease Rate	\$.85/\$1.20/SF, NNN
Additional Amenities	<ul style="list-style-type: none">• New Roof with Rigid Exterior Insulation• Recent Power Upgrades to 3,800 Amps, 480v• Climate Controlled Production Area with Floor Drains and Task (LED) Fixtures

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

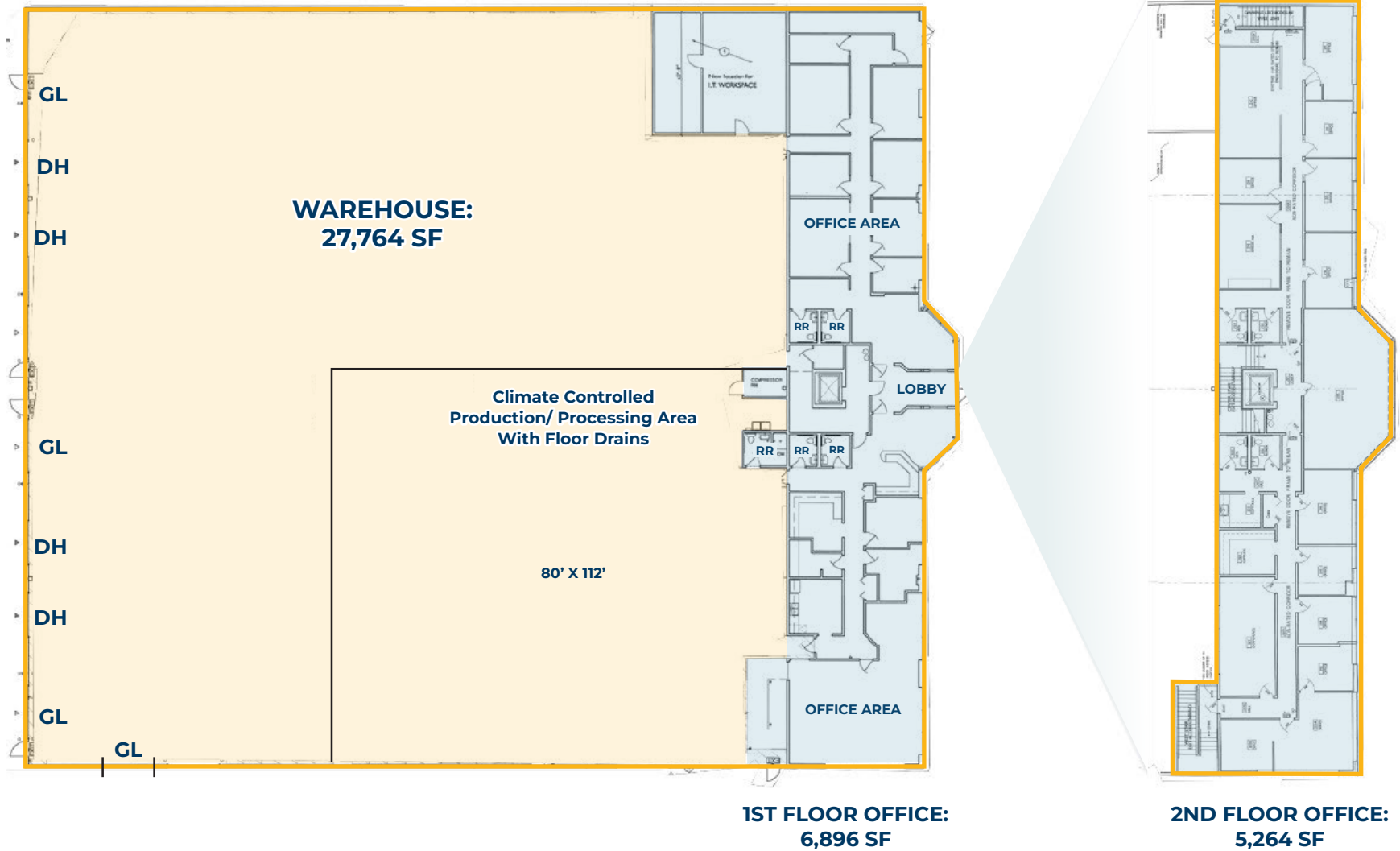


INTERIOR PHOTOS



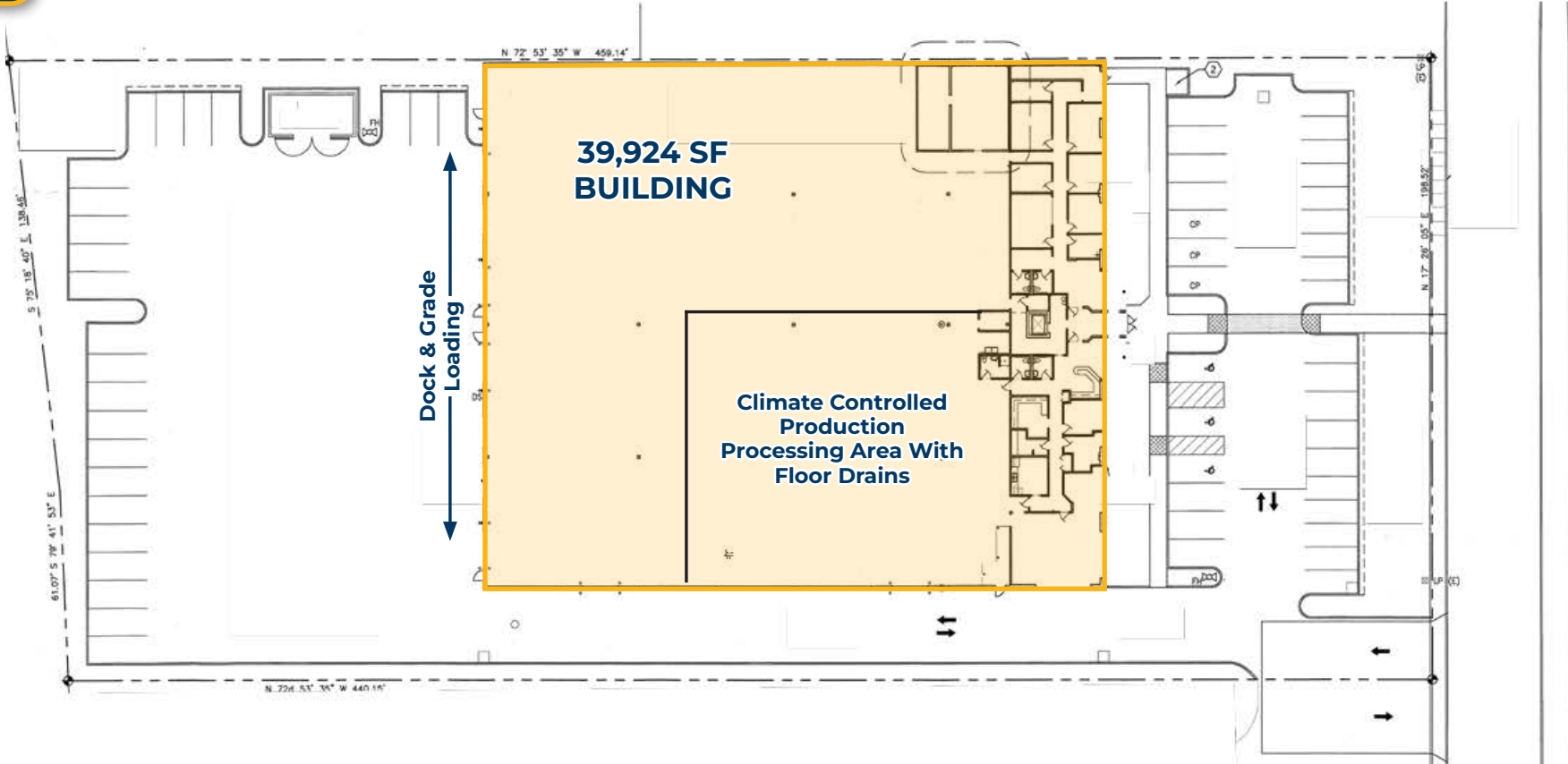


FLOOR PLAN



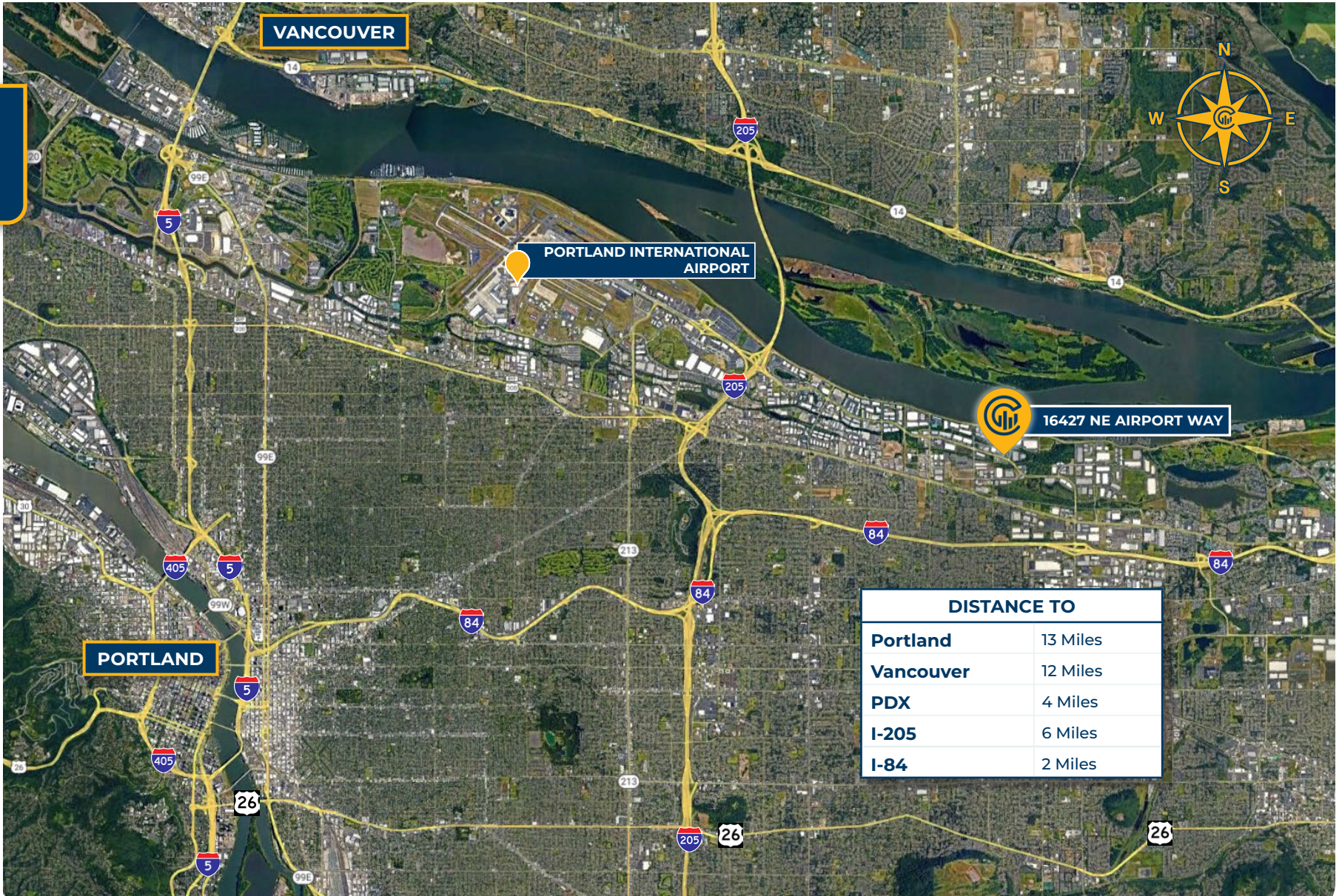


SITE PLAN





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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