

FOR LEASE

# UNIQUE SMALL WAREHOUSE SPACE IN GUILDS LAKE

4472 NW YEON AVE  
PORTLAND, OR



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*6,500 SF modern industrial space  
fronting NW Yeon Ave*

6,500 SF modern industrial space

Dock and grade level loading

12' X 14' grade level door

26' clear height

Heavy power (1,200 amps of 480v 3 phase power)

Restrooms only, no existing office

Outstanding Guilds Lake location

Ample parking

T5H0 fluorescent light fixtures throughout space at  
high lighting levels

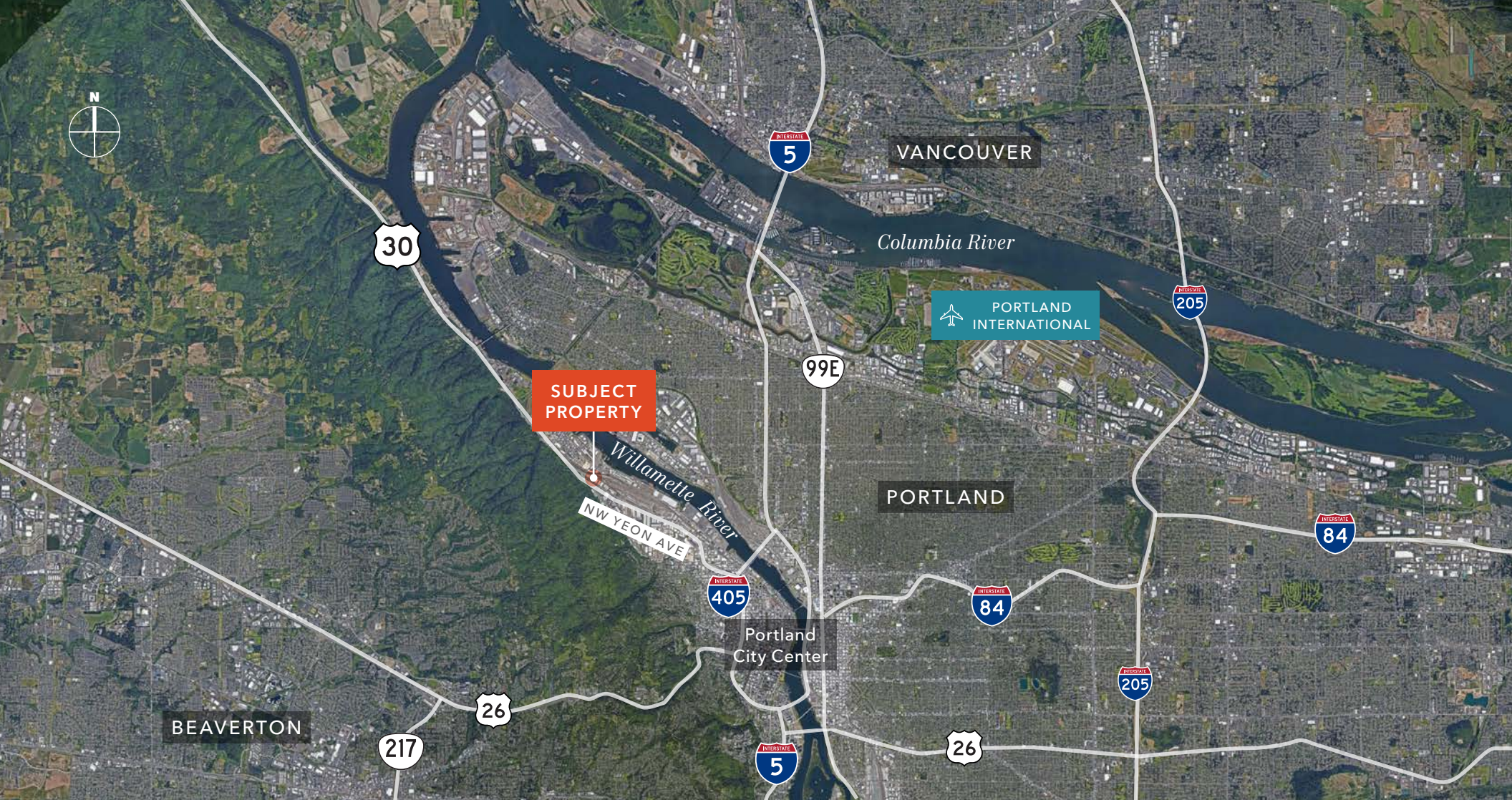
Only 1 column in warehouse

*6.5K SF*

AVAILABLE

*CALL*

FOR LEASE RATE



## 4472 NW YEON AVE

*For more information on  
this property, please contact*

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