

RIVERGATE CORPORATE CENTER

BROKER BONUS AVAILABLE!

See page 2 for details

±60,000 – 338,125 SF

WAREHOUSE/DISTRIBUTION BUILDING

15750 N COLUMBIA BLVD, PORTLAND, OR 97203 | **BUILDING A**



SITE DETAILS

BUILDING SPECIFICATIONS

Building area:
± 60,000 SF Shell*

Main office:
± 2,800 SF Office

Clear height:
35' Clear Height

* Potential to expand up to 338,125 SF

Loading & Access:
16 dock-high doors, 2 grade-level

Sprinkler:
ESFR

Parking:
.56 / 1,000

Power:
277/470V, 3-phase power

Column spacing:
±50' x ±50'

Zoning:
IH Zoning (Heavy Industrial)

Trailer Parking:
Available

LOCATION SPECIFICATIONS

Incentives

Part of PDC Enterprise Zone &
Foreign Trade Zone

Access

0.5 mile to the Port of Portland
10 miles to the Port of Vancouver
Access to I-5 & Highway 30

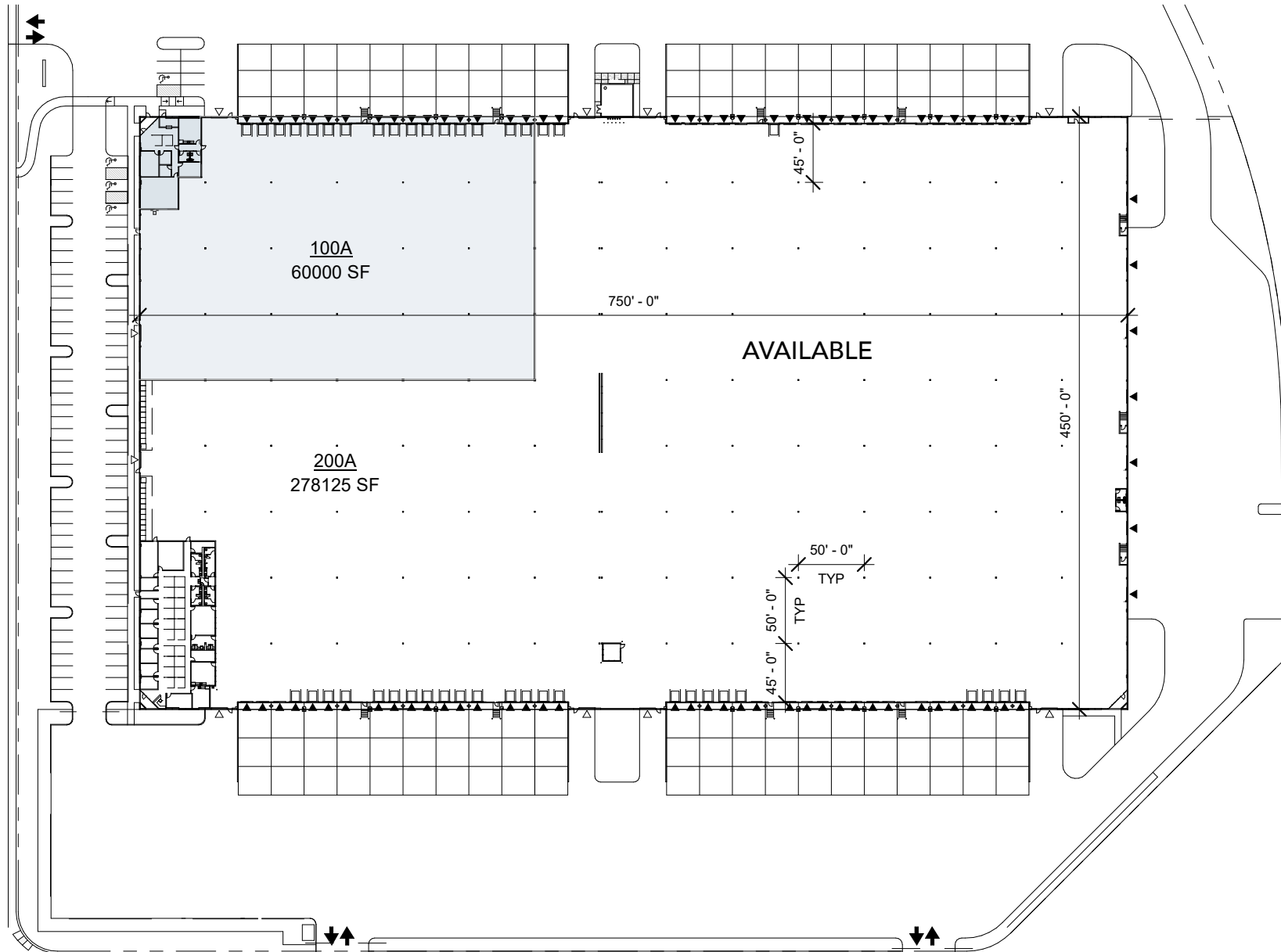
Broker Bonus: \$0.50/SF tenant broker bonus offered for leases 5 years or longer. 100% commission paid upon lease execution.

This offer may be withdrawn at any time and is void where prohibited by law. Offer subject to the terms and conditions of an agreement to be entered into with Broker (the "Broker Agreement"). The Broker Agreement shall be disclosed to tenants.

SITE PLAN

Dock High Doors ▲

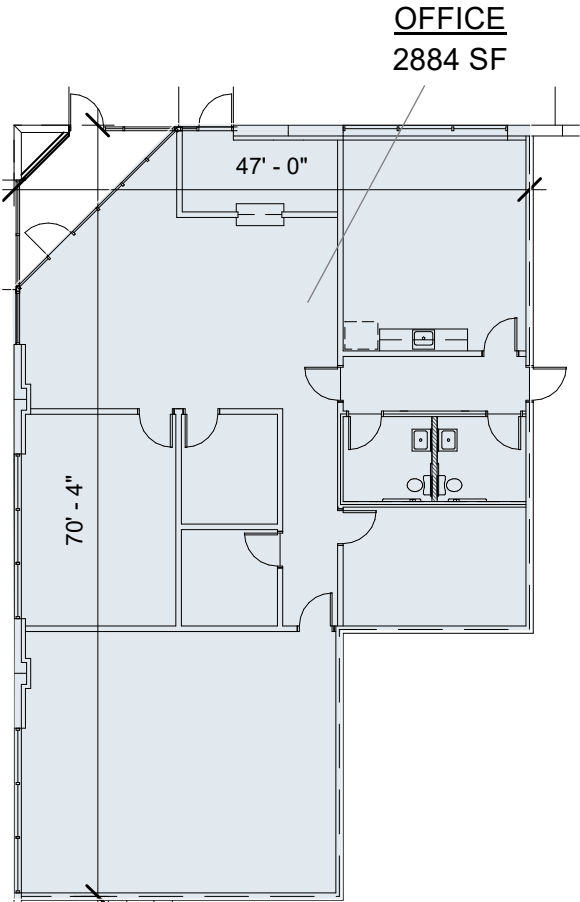
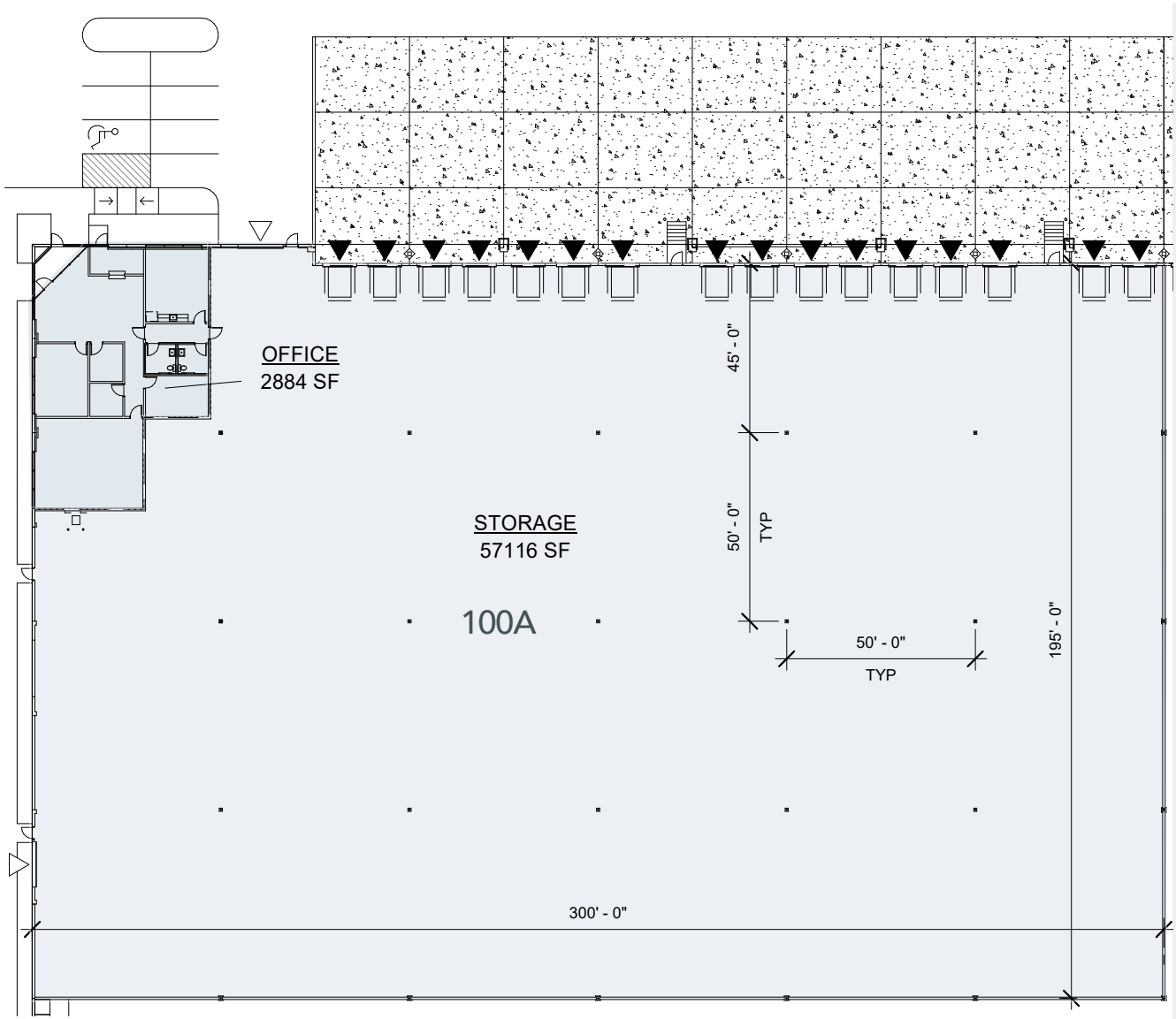
Grade Level Loading Doors △



FLOOR PLAN

Dock High Doors ▲

Grade Level Loading Doors △



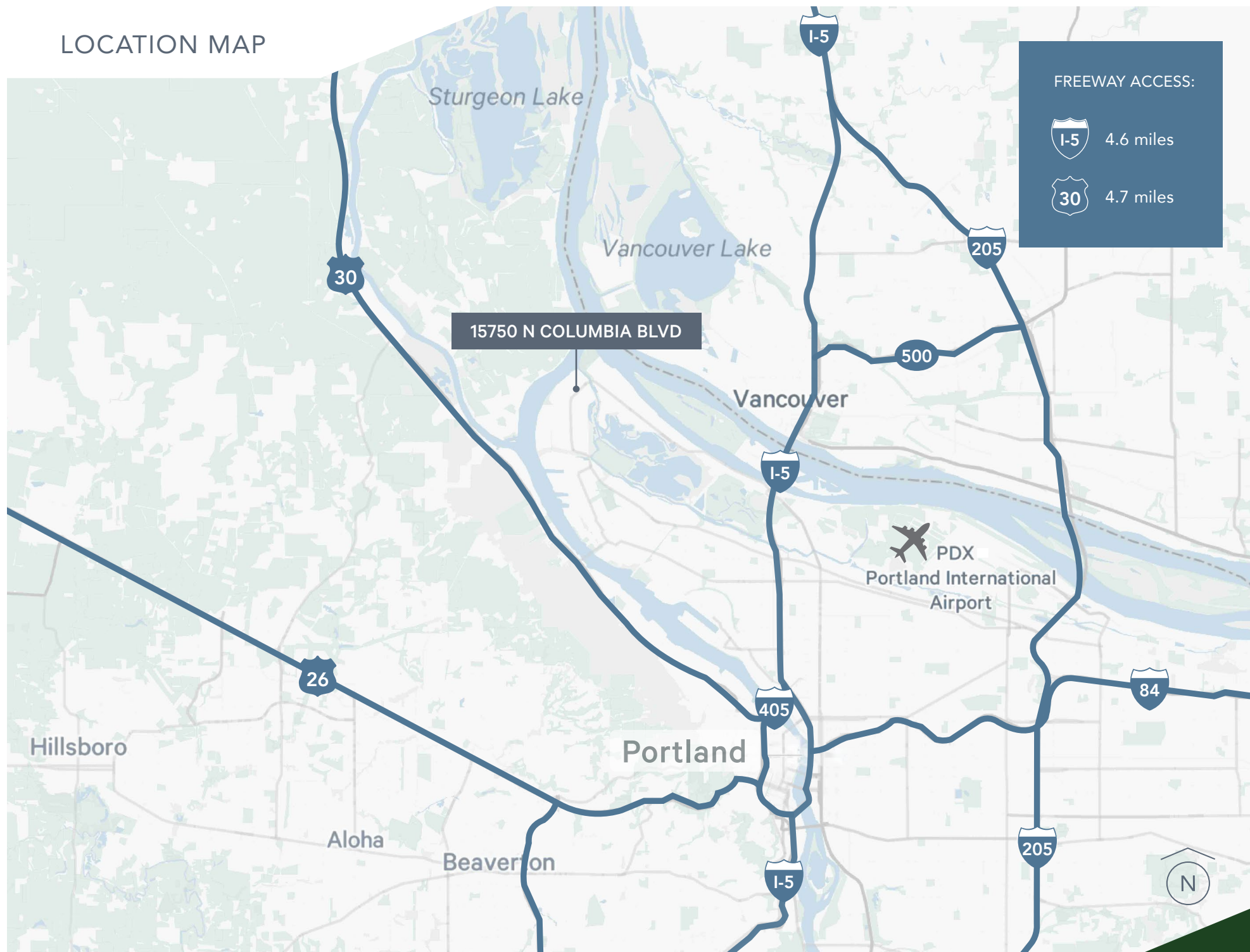
PROPERTY PHOTOS



TRAILER PARKING



LOCATION MAP



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