

# 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**

 **BGO**

## 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

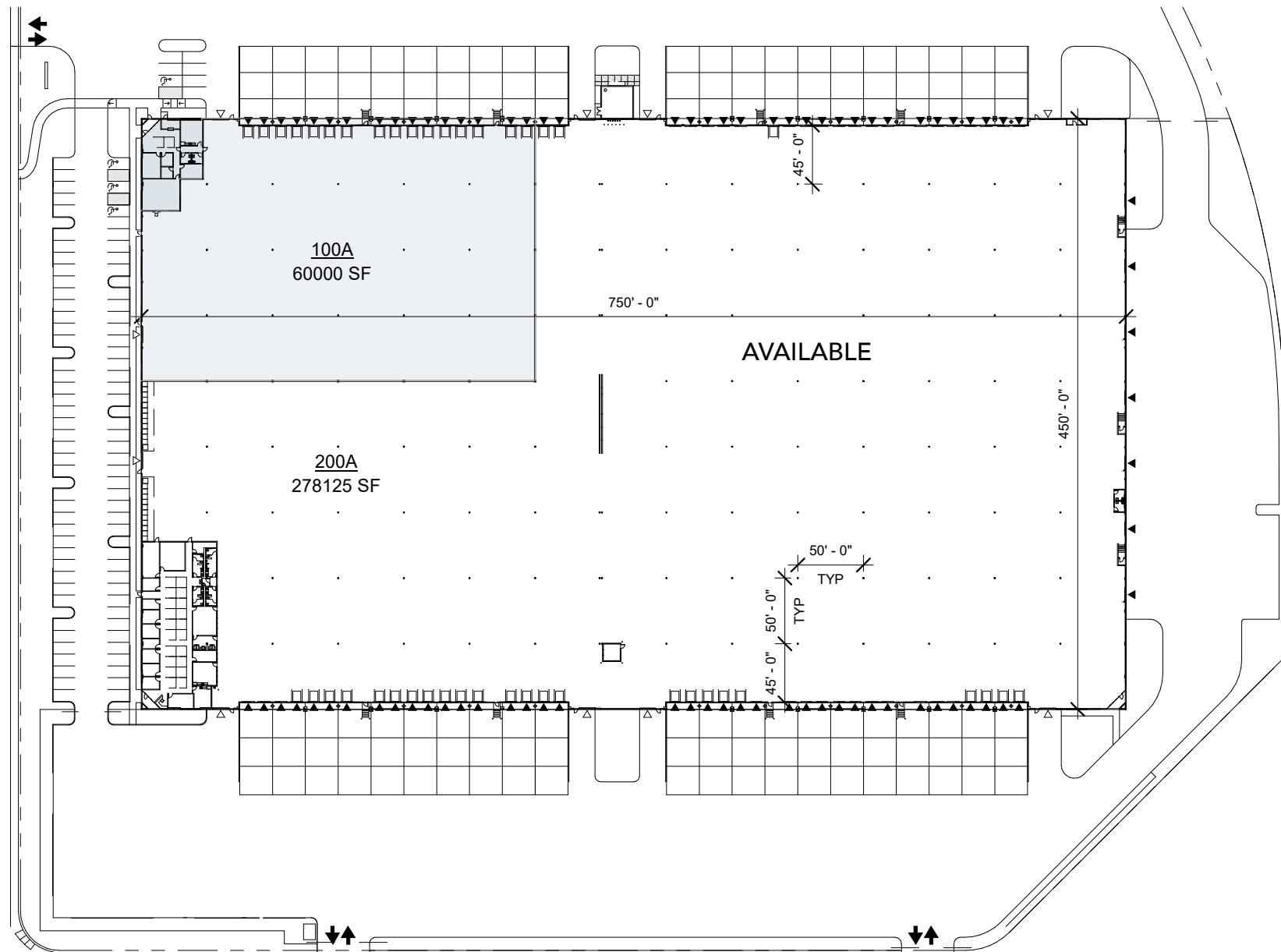
**Broker Bonus:** \$0.50/SF tenant broker bonus offered for leases 5 years or longer. 100% commission paid upon lease execution.

This offer may be withdrawn at any time and is void where prohibited by law.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 

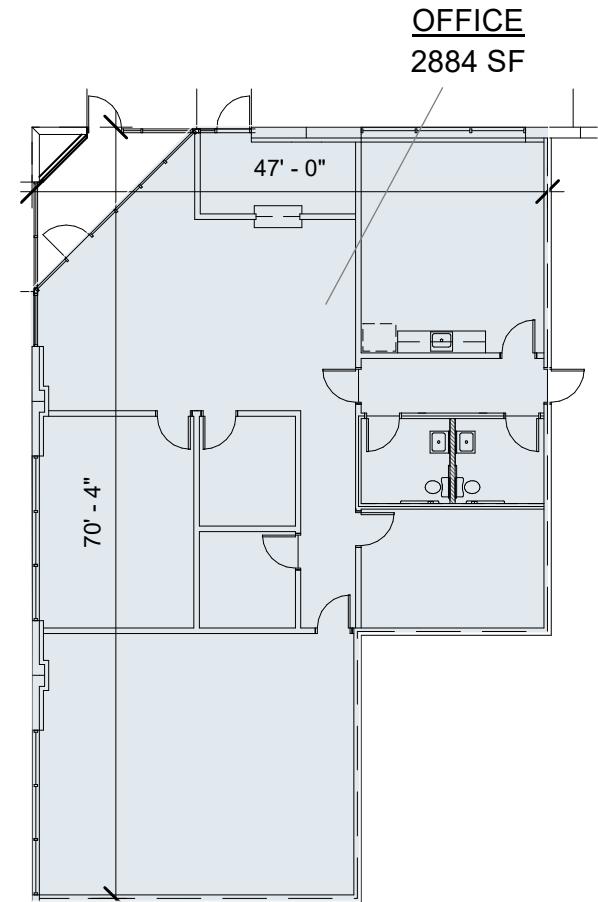
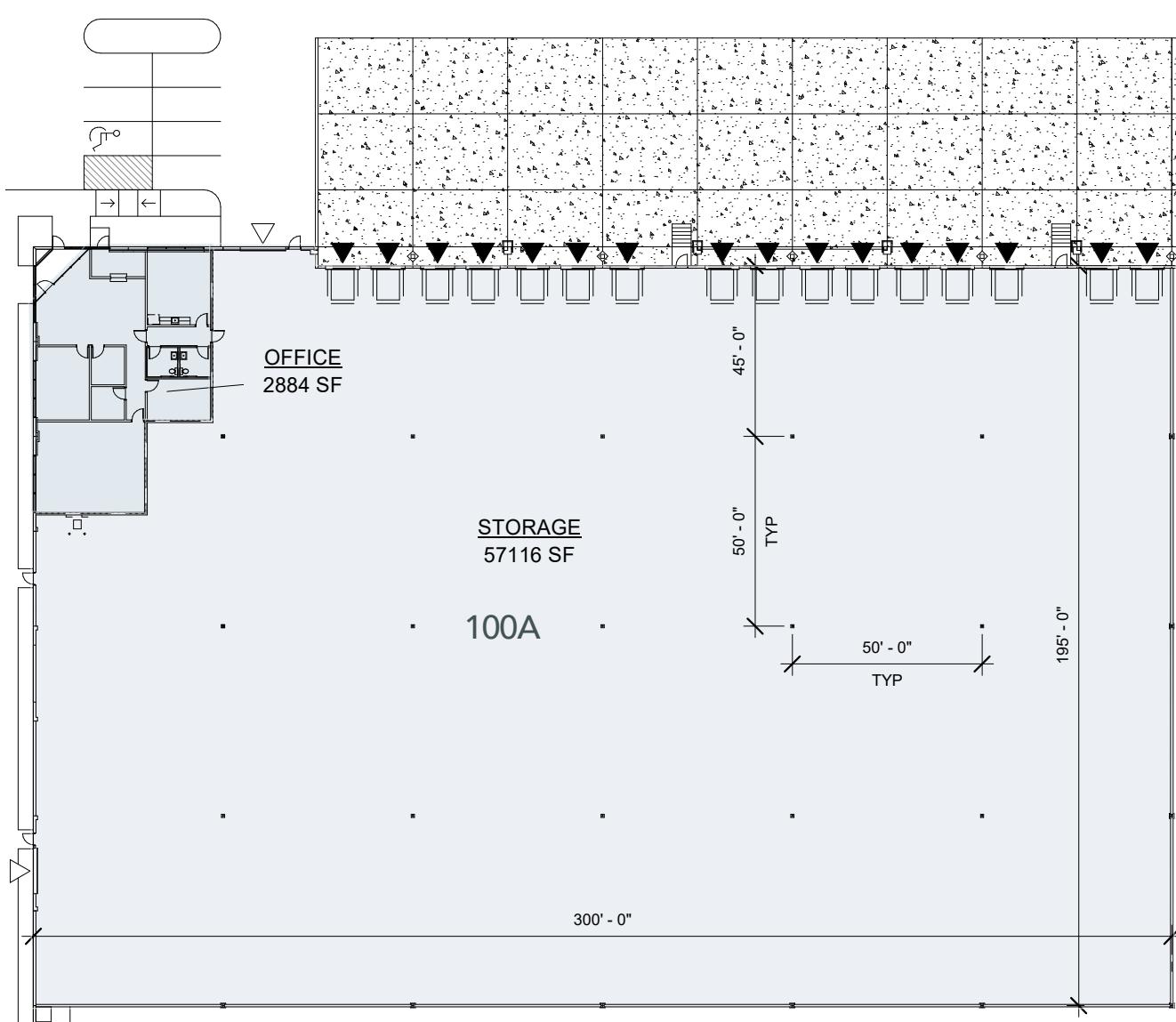
Grade Level Loading Doors 



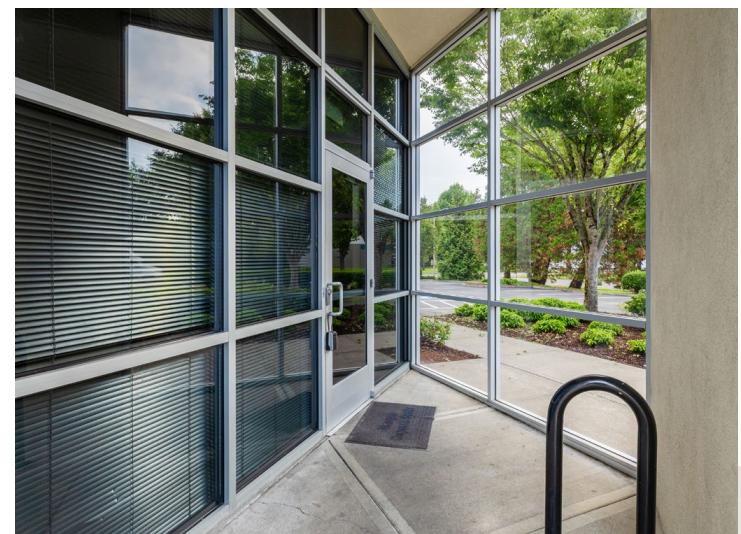
# FLOOR PLAN

Dock High Doors 

Grade Level Loading Doors 



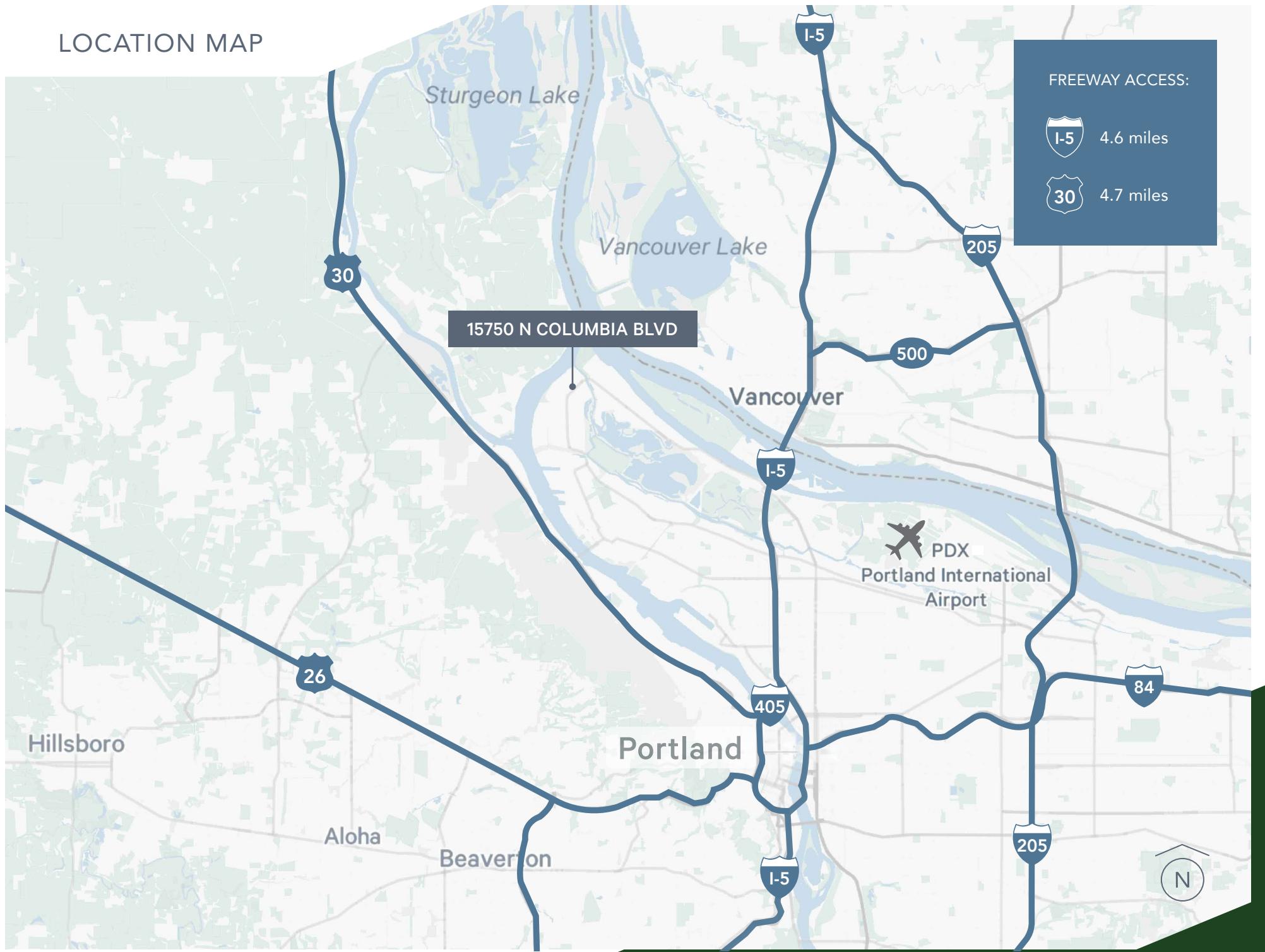
## PROPERTY PHOTOS



## TRAILER PARKING



## LOCATION MAP



# RIVERGATE CORPORATE CENTER

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

**CBRE**

Stuart Skaug, SIOR  
Executive Vice President  
+1 503 221 4822  
[stuart.skaug@cbre.com](mailto:stuart.skaug@cbre.com)  
Licensed in OR & WA

Cara Nolan, SIOR  
Senior Vice President  
+1 503 221 4840  
[cara.nolan@cbre.com](mailto:cara.nolan@cbre.com)  
Licensed in OR & WA

2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

