



# PRIME NW PORTLAND INDUSTRIAL

FOR LEASE

*A 52,244 SF freestanding industrial building with high visibility  
from Yeon Ave in the coveted Guild's Lake submarket*

4444 NW YEON AVE, PORTLAND, OR

**52,244 SF**  
AVAILABLE

**CALL**  
FOR LEASE RATE



4444 NW YEON AVE



*52,244 SF frestanding industrial building with office areas and loading doors, available now.*

52,244 SF industrial area

4,230 SF main office area plus additional office space in warehouse

7 dock-high doors  
(3 equipped with dock-levelers and seals)

1 oversized grade-level door

1 oversized drive-in door

Approximately 20' clear height

1,200 amps of 480V (to be verified) - equipped with other manufacturing infrastructure

Available now

Call for lease rate

*52,244 SF*  
AVAILABLE

*CALL*  
FOR LEASE RATE

4444 NW YEON AVE



52,244 SF  
AVAILABLE

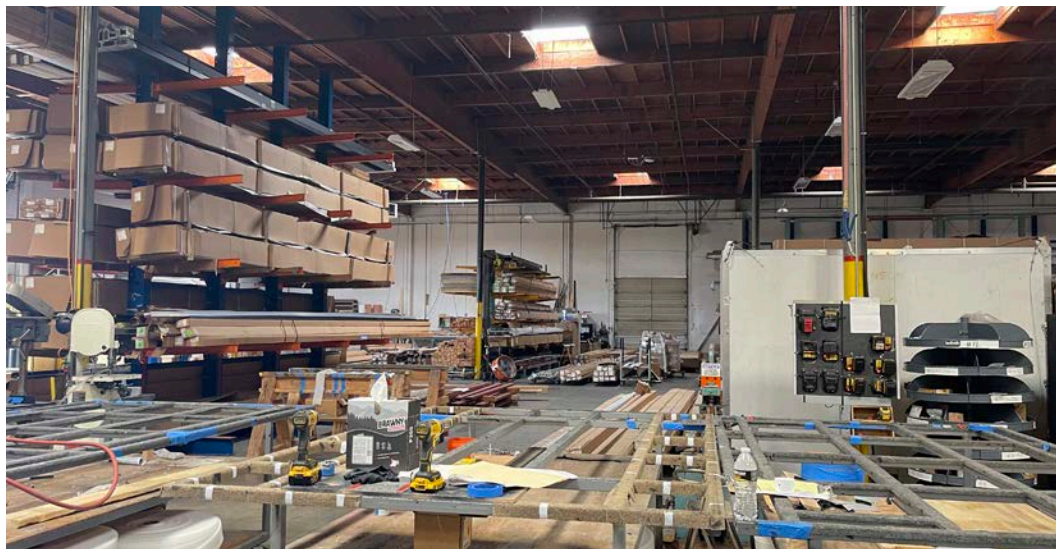
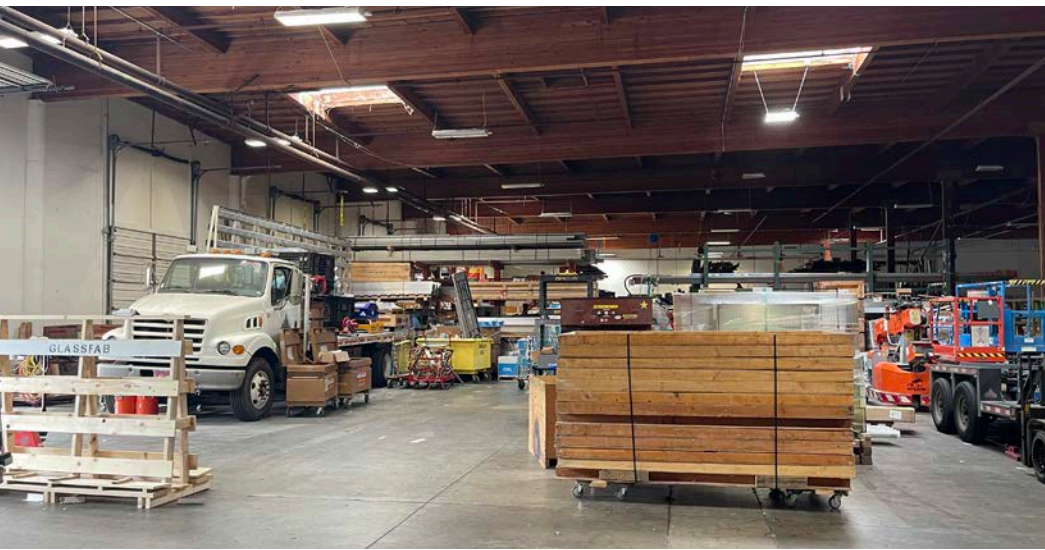
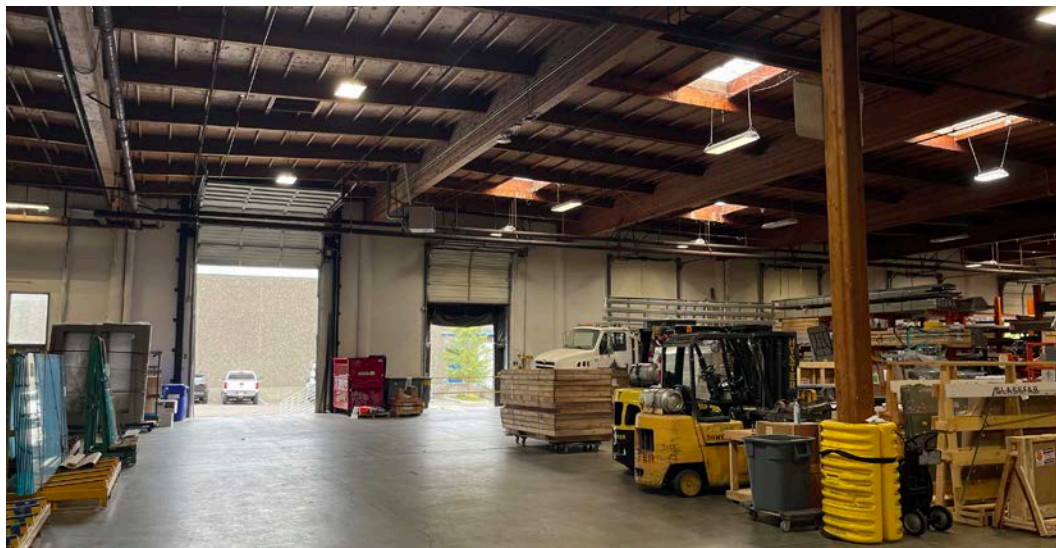
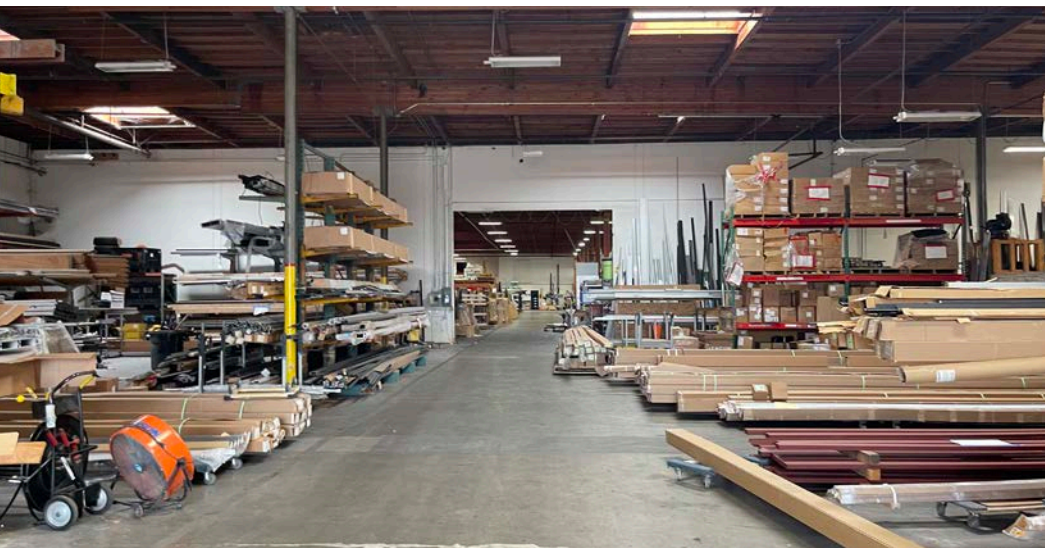
- ▲ Grade-level loading
- △ Dock-high loading





4444 NW YEON AVE

# WAREHOUSE



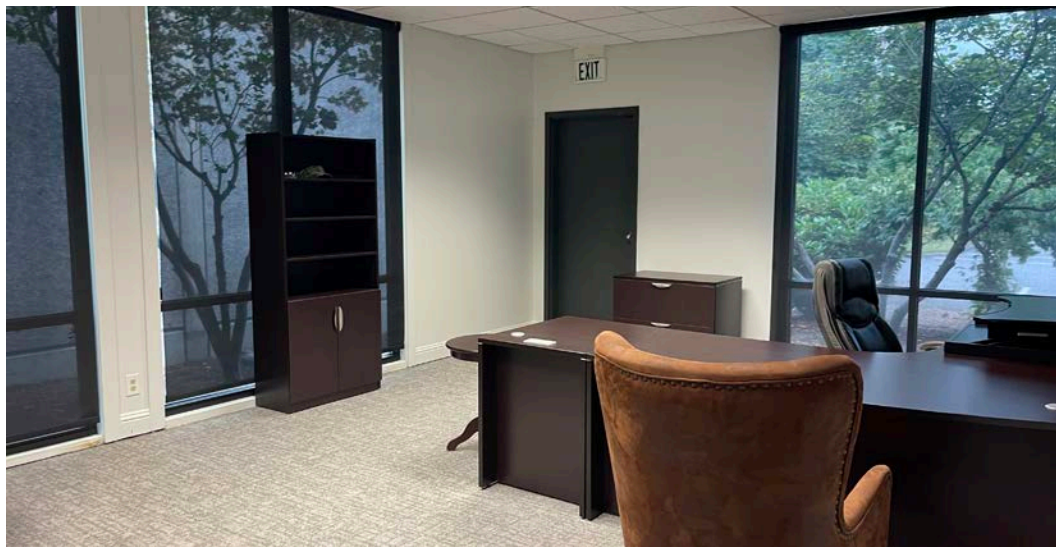
AVAILABLE FOR LEASE

KIDDER MATHEWS



4444 NW YEON AVE

# OFFICE











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