

**FOR LEASE**

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# Logistics Cross Dock Warehouse w/ Yard

**9620 NE COLFAX**

Portland, OR 97220

**PRESENTED BY:**

**JIM WIERSON II**

O: 503.969.9596

[jim.wierson@svn.com](mailto:jim.wierson@svn.com)

OR #201217195

**OLESYA PROKHOROVA**

O: 503.459.4347

[olesya.prokhorova@svn.com](mailto:olesya.prokhorova@svn.com)

OR #201226492

# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SHELL / OFFICE LEASE RATE:</b>	\$0.85 / \$1.25 (NNN)
<b>EXCESS YARD LEASE RATE:</b>	\$0.25 / SF
<b>BUILDING SIZE:</b>	12,780 SF
<b>OFFICE SF:</b>	2,960 SF
<b>LOT SIZE:</b>	2.01 Acres
<b>YEAR BUILT:</b>	1982
<b>ZONING:</b>	IG2
<b>POWER:</b>	120-208v, 325a, 3PH

## PROPERTY OVERVIEW

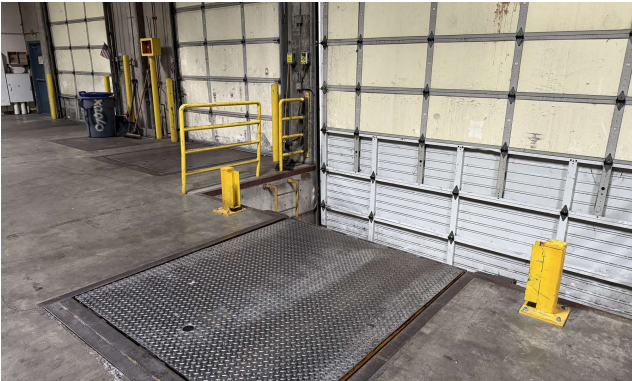
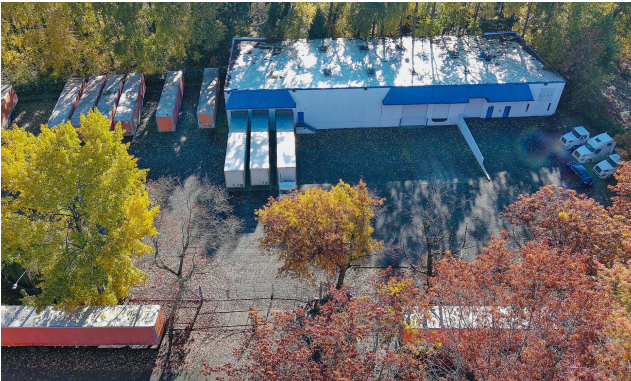
9620 NE Colfax is a single tenant warehouse situated in a strategic location providing easy access to I-205 and I-84, as well as the Portland International Airport. Perfect location for warehousing, distribution, construction, landscaping, or other contractors needing laydown yard.

Sale Price Includes approx. 51,000 SF Excess Yard

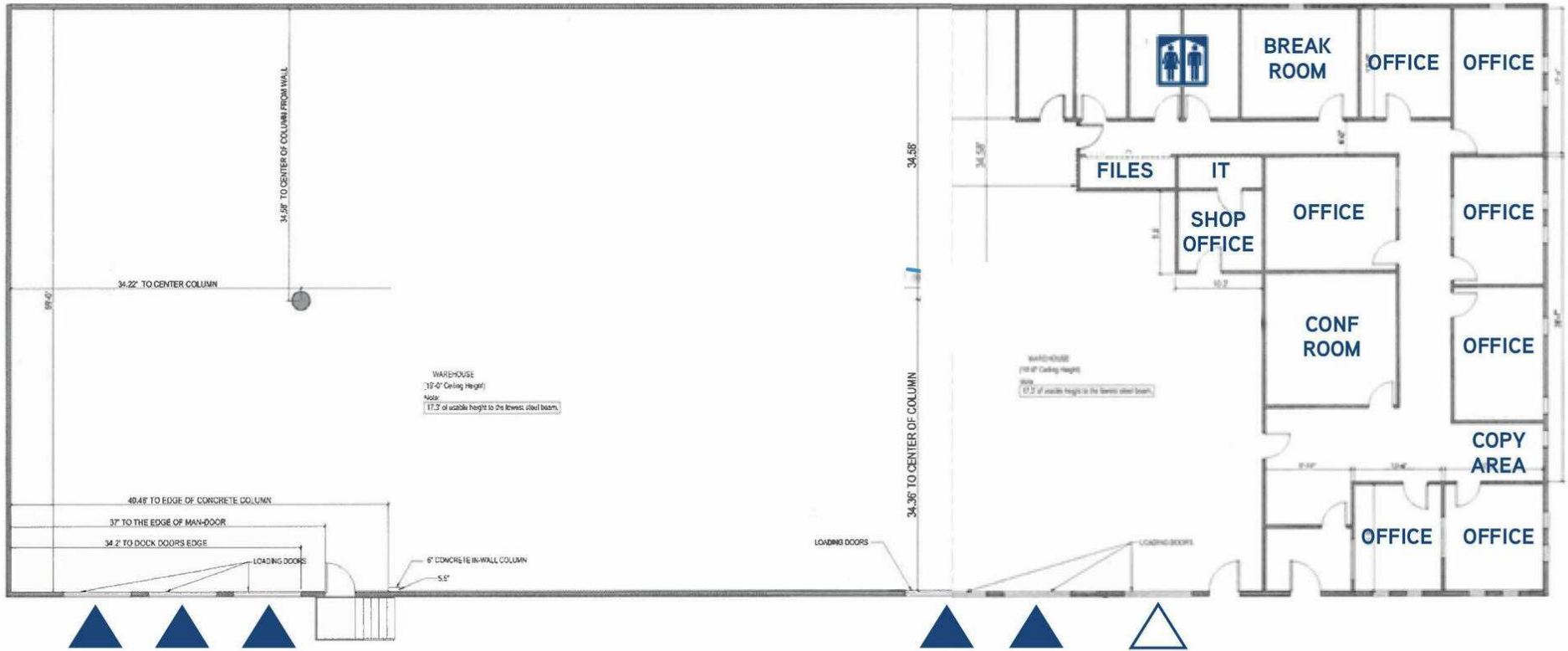
## PROPERTY HIGHLIGHTS

- Concrete Tilt Construction / 17' Clear Height in Warehouse
- The available space includes:
  - 1 Grade Door,
  - 3 loading dock with leveler, plus 1 recessed dock with leveler.
  - 3 Gated Entrances to Secure Yard
  - Industrial Floor Scale

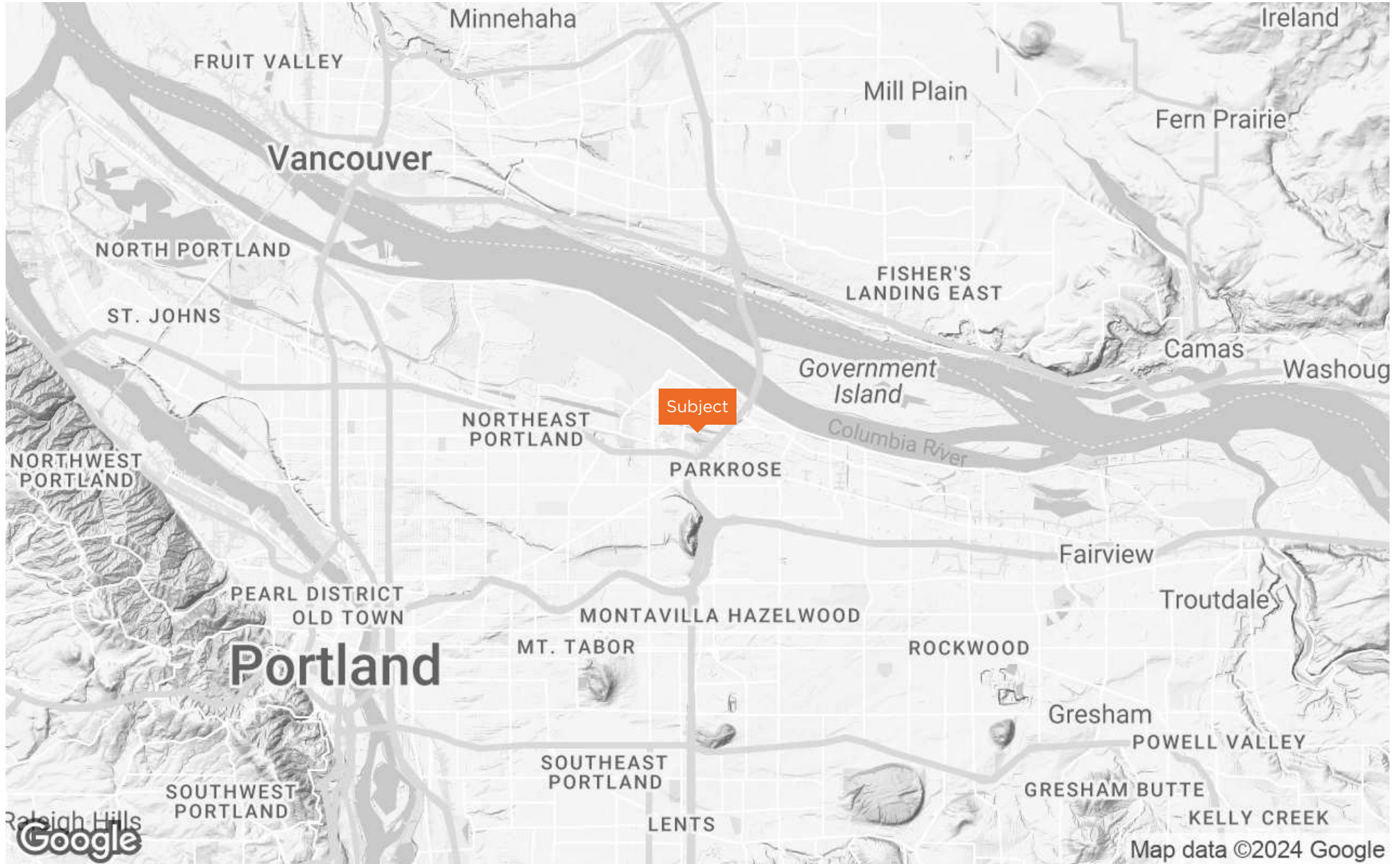
**ADDITIONAL PHOTOS**



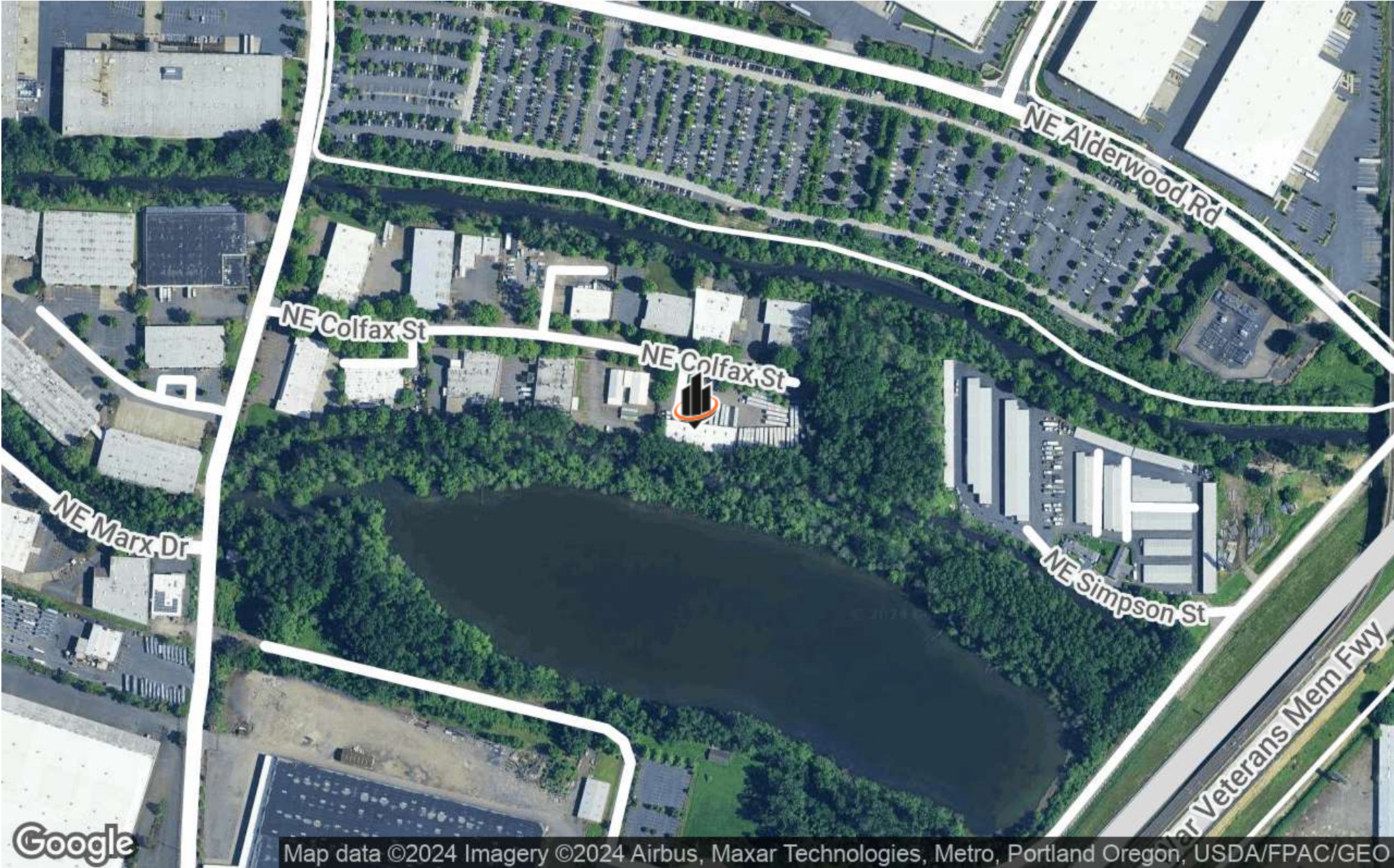
# FLOOR PLAN



# REGIONAL MAP



LOCATION MAP



Google

Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies, Metro, Portland Oregon, USDA/FPAC/GEO