



FOR LEASE



## DELTA PARK CENTER WAREHOUSE

**Industrial / Office Space**  
6,190 SF ( Approx. 1,230 SF Office)

**902 N Hayden Meadows Dr, Portland, OR**

Unlock your business's potential at Delta Park Center, North Portland's prime industrial property. Our warehouse and office space, available now, boasts high ceilings, front office/showroom plus kitchenette with ample windows, a grade-level door, loading dock, and on-site parking. Ideal for warehousing, wholesale, inventory storage, light industrial, and fitness facilities; this property offers maximum flexibility. Elevate your business operations today!

**NICHOLAS G. DIAMOND**

Principal Broker | Licensed in OR & WA  
503-222-2655 | [ndiamond@capacitycommercial.com](mailto:ndiamond@capacitycommercial.com)

**IAN M. BIGGI**

Senior Associate Broker | Licensed in OR  
503-222-1683 | [ianbiggi@capacitycommercial.com](mailto:ianbiggi@capacitycommercial.com)





## PROPERTY SUMMARY



**FOR  
LEASE**



### PROPERTY DETAILS

Address	902 N Hayden Meadows Dr, Portland OR
Available Space	6,190 SF
Lease Rate	Call for Pricing
Use Type	Warehouse / Showroom
Availability	Available Now
Space Condition	Shell and Office
Loading	1 Dock and 1 Grade
Clear Height	14'6"
Roll-up Door Dimensions	7'5"
Zoning	General Industrial 2 (IG2H)
Sprinklers	ESFR (Early Suppression Fast Response)

### Location Features

- North Portland at Delta Park Shopping Center with Major Retail Anchors
- Delta Park Highlights Include Lowe's, Mor Furniture for Less, Restaurant Depot, Guitar Center, Best Western Inn, Dollar Tree, Fisherman's Marine & Outdoor
- Next to Mondelez International Warehouse and Planned 115-Acre Prologis Industrial Development at former Portland Meadows Racetrack
- Easy Access to Hayden Island Shopping Destinations and Washington State Border / Vancouver
- Seconds to I-5 and N Interstate Ave via N Hayden Meadows Dr and N Whitaker Rd

### Nearby Highlights

- Lowe's
- Chevron
- Inn at the Meadows
- Fun City Trampoline Park
- Country Inn & Suites
- Guitar Center
- Dollar Tree
- MOR Furniture
- Burger King
- La-Z-Boy
- Fisherman's Marine & Outdoor
- Restaurant Depot
- Mondelez
- DMV Office - North Portland



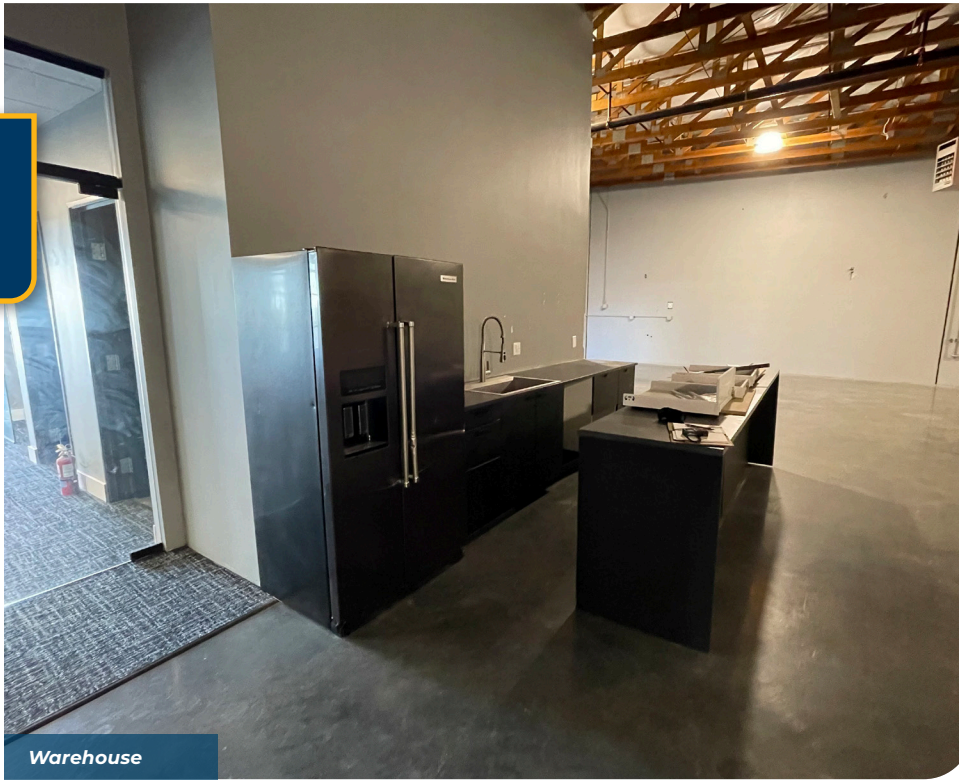
This architectural floor plan depicts a building layout with several distinct areas and structural elements. The plan includes a north arrow in the upper left corner. Key features and dimensions are as follows:

- Structural Elements:**
  - Columns:** Labeled as "100 STEEL COLUMN".
  - Walls:** Labeled as "100 CONCRETE WALL".
  - Roof:** Labeled as "ROOF CLADDING".
  - Windows:** Labeled as "100 ALUMINUM WINDOW".
  - Doors:** Labeled as "100 ALUMINUM DOOR".
- Rooms and Areas:**
  - WAREHOUSE:** A large open area on the right side of the plan.
  - OPEN OFFICE:** Two open office spaces located in the center-left.
  - OFFICE:** A small office space at the bottom left.
  - STOR:** A storage room located between the open offices.
  - WC:** Two restrooms located near the storage room.
  - DOCK:** A dock area at the top left, labeled "DOCK 100' x 100'".
  - LOADING DOCK:** A loading dock area at the top right, labeled "LOADING DOCK 100' x 100'".
  - WALKWAY:** A walkway area on the left side, labeled "WALKWAY 100' x 100'".
- Dimensions:**
  - Overall dimensions are provided for various sections, such as "100' x 100'", "100' x 100'", and "100' x 100'".
  - Room-specific dimensions are also noted, such as "100' x 100'" for the open office and "100' x 100'" for the warehouse.
- Other Labels:**
  - "100 ALUMINUM WINDOW"
  - "100 ALUMINUM DOOR"
  - "100 CONCRETE WALL"
  - "100 STEEL COLUMN"
  - "ROOF CLADDING"
  - "DOCK 100' x 100'"
  - "LOADING DOCK 100' x 100'"
  - "WALKWAY 100' x 100'"
  - "STOR"
  - "WC"
  - "OPEN OFFICE"
  - "OFFICE"
  - "WAREHOUSE"





## INTERIOR PHOTOS



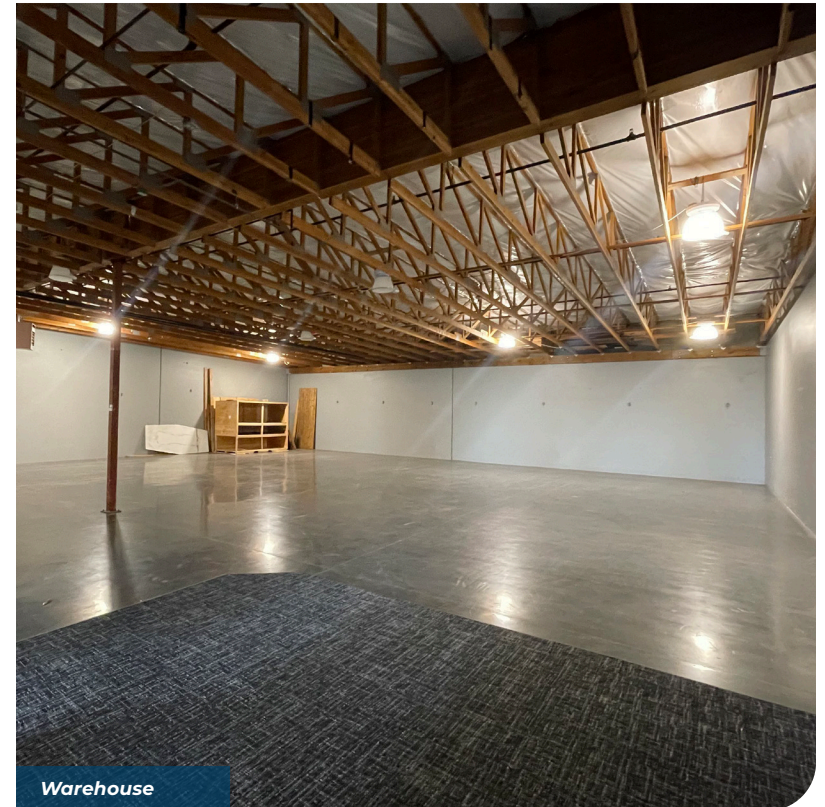
Warehouse



Office Interior



Warehouse

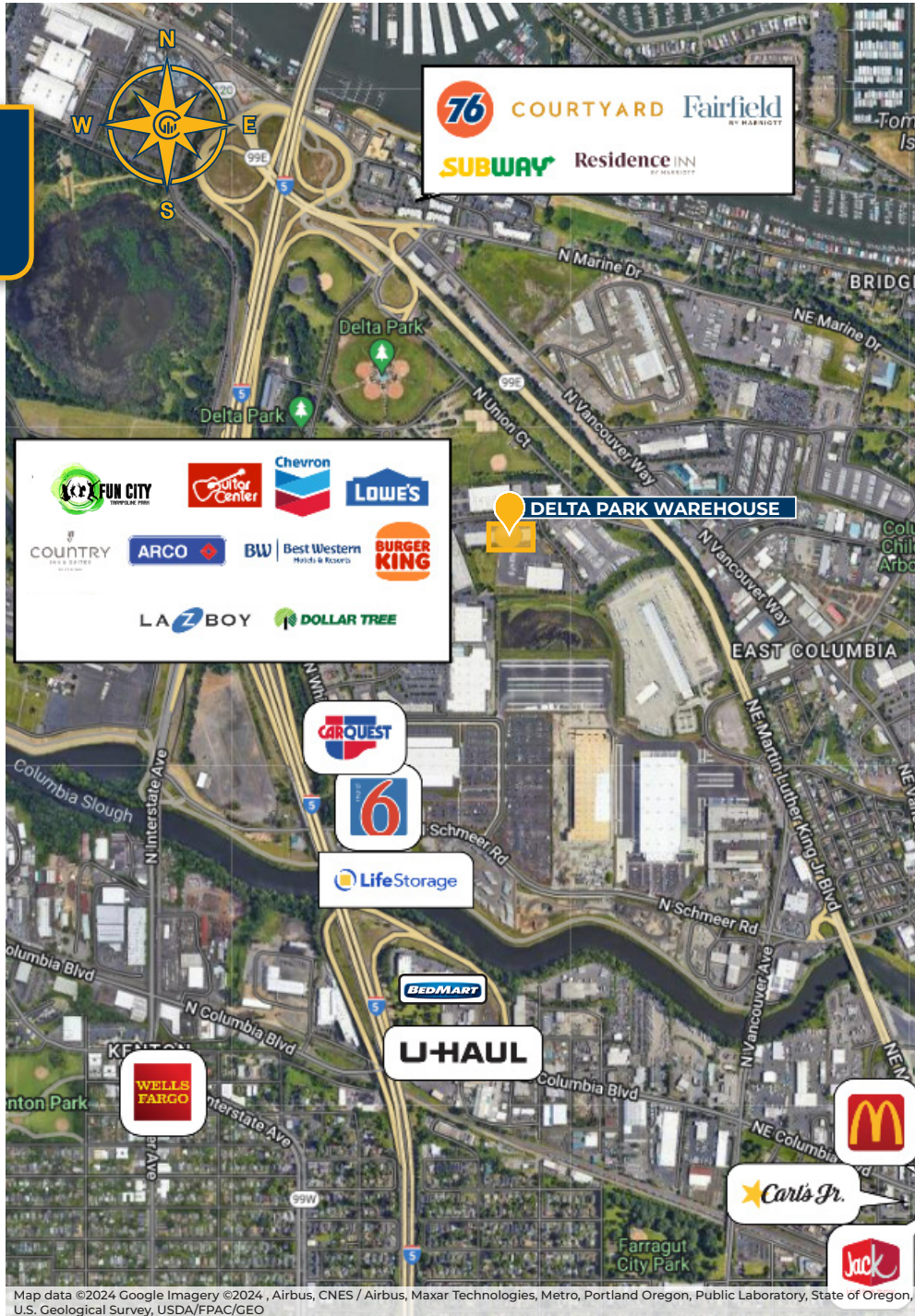


Warehouse





# LOCAL AERIAL MAP



Map data ©2024 Google Imagery ©2024, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO

## AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	5,527	96,246	279,090
2029 Projected Population	5,423	98,853	280,784
2020 Census Population	5,655	97,021	272,375
2010 Census Population	4,247	83,477	233,499
Projected Annual Growth 2024 to 2029	-0.4%	0.5%	0.1%
Historical Annual Growth 2010 to 2024	2.2%	1.1%	1.4%
Households & Income			
2024 Estimated Households	2,485	42,857	131,191
2024 Est. Average HH Income	\$121,974	\$130,614	\$131,700
2024 Est. Median HH Income	\$94,256	\$98,231	\$96,823
2024 Est. Per Capita Income	\$55,567	\$58,554	\$62,256
Businesses			
2024 Est. Total Businesses	552	7,130	22,742
2024 Est. Total Employees	6,490	61,643	214,497

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com  
©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2024, TIGER Geography - RS1

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Walk Score®  
"Car-Dependent"

Ratings provided by <https://www.walkscore.com>

67

Bike Score®  
"Bikeable"

50

Transit Score®  
"Good Transit"

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