

Distribution Warehouse for Lease

3601 NW YEON AVE, PORTLAND, OR 97210

NW YEON AVE
ACCESS POINT

NW GUAM ST
ACCESS POINT

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All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

FOR
SUBLEASE

 **MACADAM
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COMMERCIAL REAL ESTATE SERVICES

FOR SUBLEASE

3601 NW Yeon Ave, Portland, OR 97210

PROPERTY DESCRIPTION

Rare big box warehouse in close-in location with nearby access to Hwy 30, I-405, I-5 and I-84. The space also benefits from access and visibility on Yeon Avenue.

PROPERTY HIGHLIGHTS

- 195,000 SF with 20,000 SF office
- Fifty-Four (54) dock doors and four (4) grade ramp
- LED Lighting for both the office and warehouse
- 24'-25' clear height
- Fully sprinklered
- Fully fenced and secured loading area
- Excess trailer storage yard available
- Sublease term available through September 2027

OFFERING SUMMARY

Lease Rate:	Call Broker
Available SF:	195,342 SF

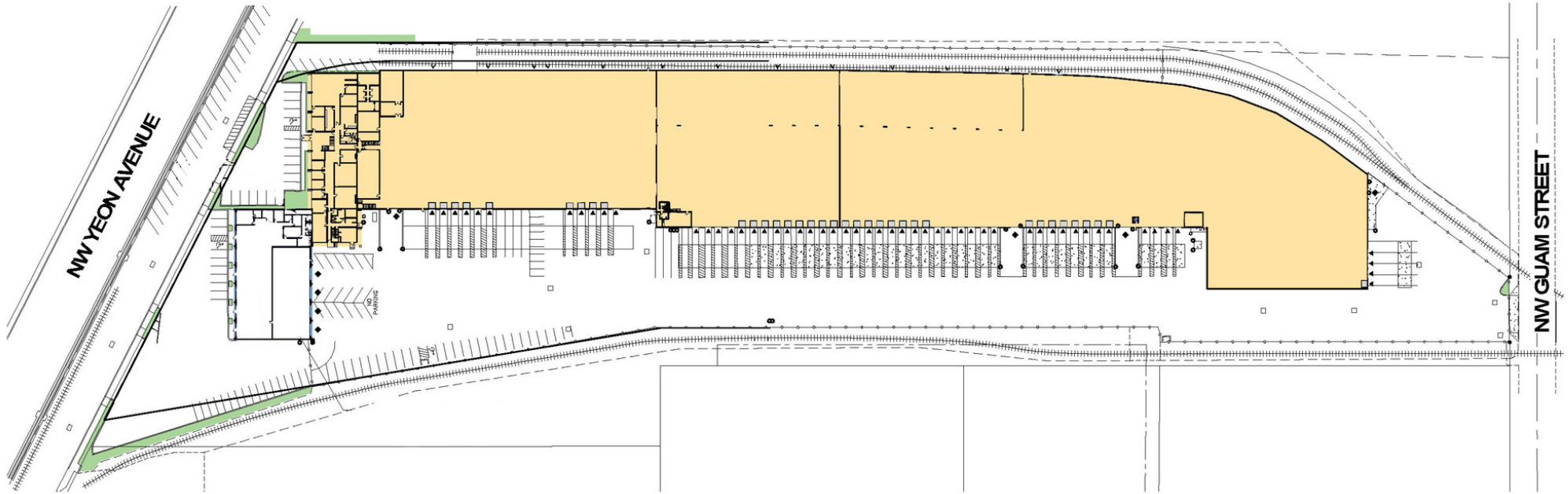


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GROUND FLOOR



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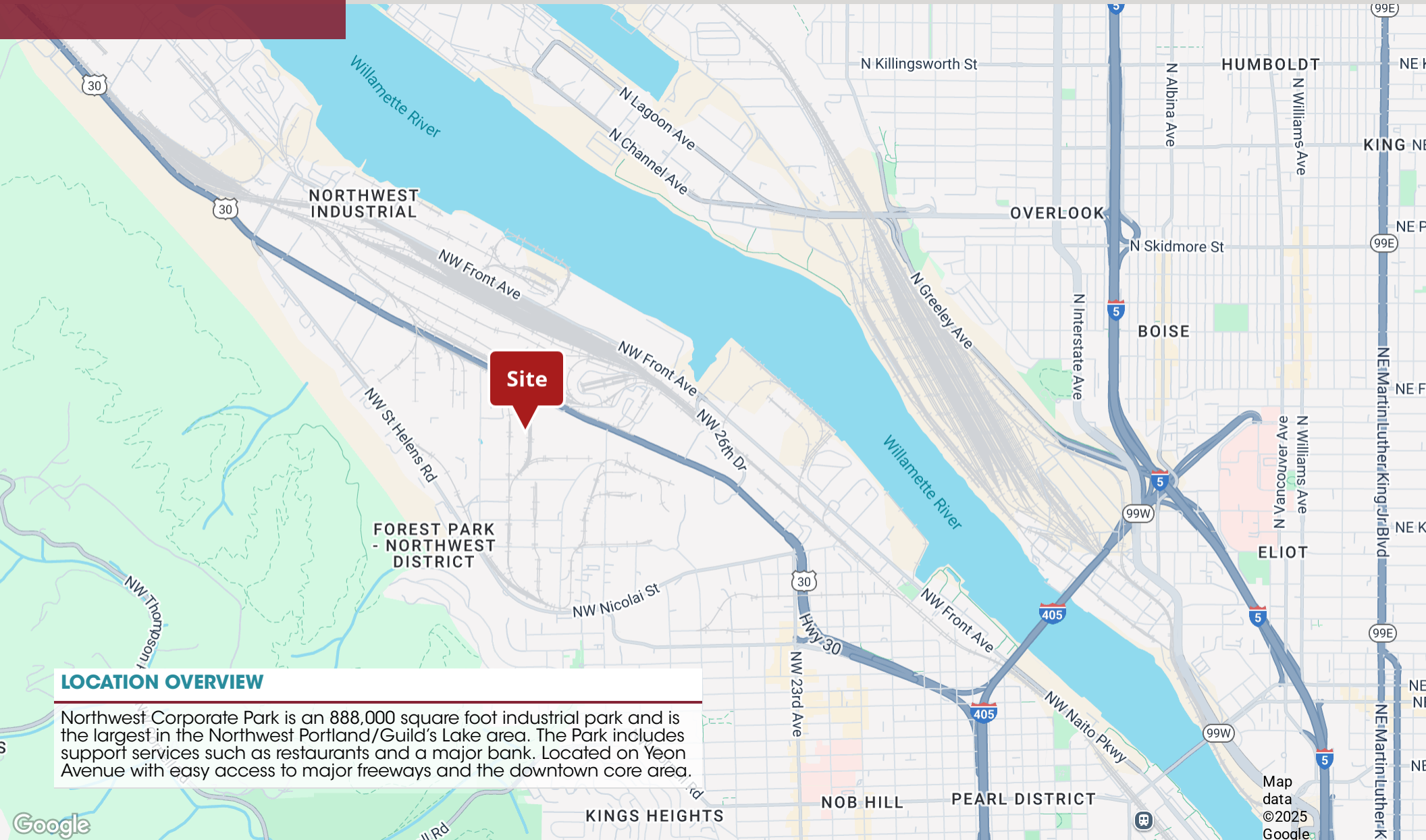
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LOCATION OVERVIEW

Northwest Corporate Park is an 888,000 square foot industrial park and is the largest in the Northwest Portland/Guild's Lake area. The Park includes support services such as restaurants and a major bank. Located on Yeon Avenue with easy access to major freeways and the downtown core area.



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