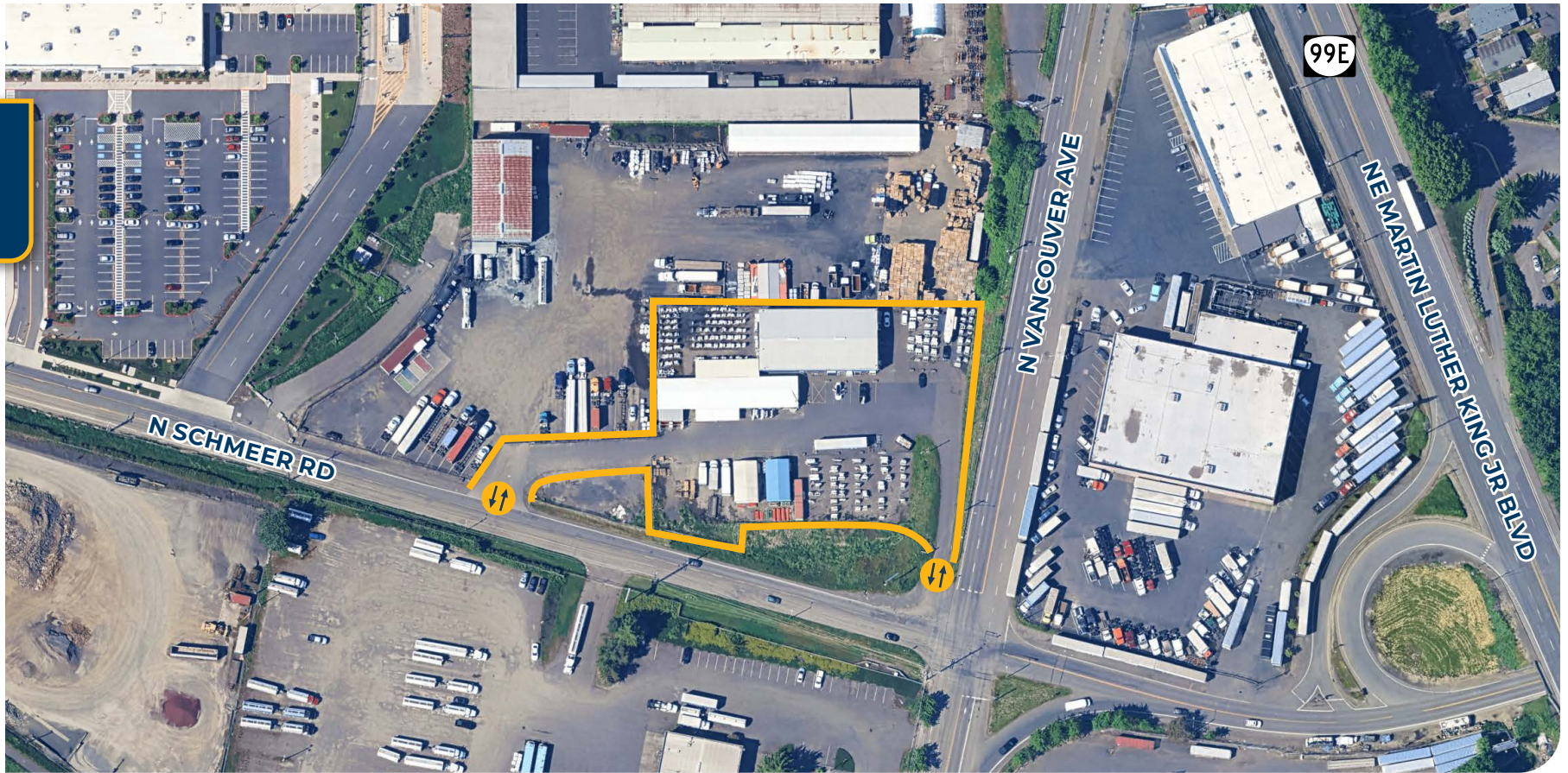




FOR SUBLEASE



8905 N VANCOUVER AVE

Warehouse and Yard Available for Sublease

± 12,200 SF Building(s) on 2.79 Acres

8905 N Vancouver Ave, Portland, OR 97217

- Fenced, Secured Yard
- Easy Access to I-5, Hwy 99
- Available: March 1st, 2026
- Sublease Expiration: June 30th, 2030

RYAN BOWERS

Associate | Licensed in OR & WA

503-517-9874

ryanbowers@capacitycommercial.com

BRODY COHEN, SIOR

Senior Associate | Licensed in OR & WA

503-517-9878

brody@capacitycommercial.com

MIKE HALE, SIOR

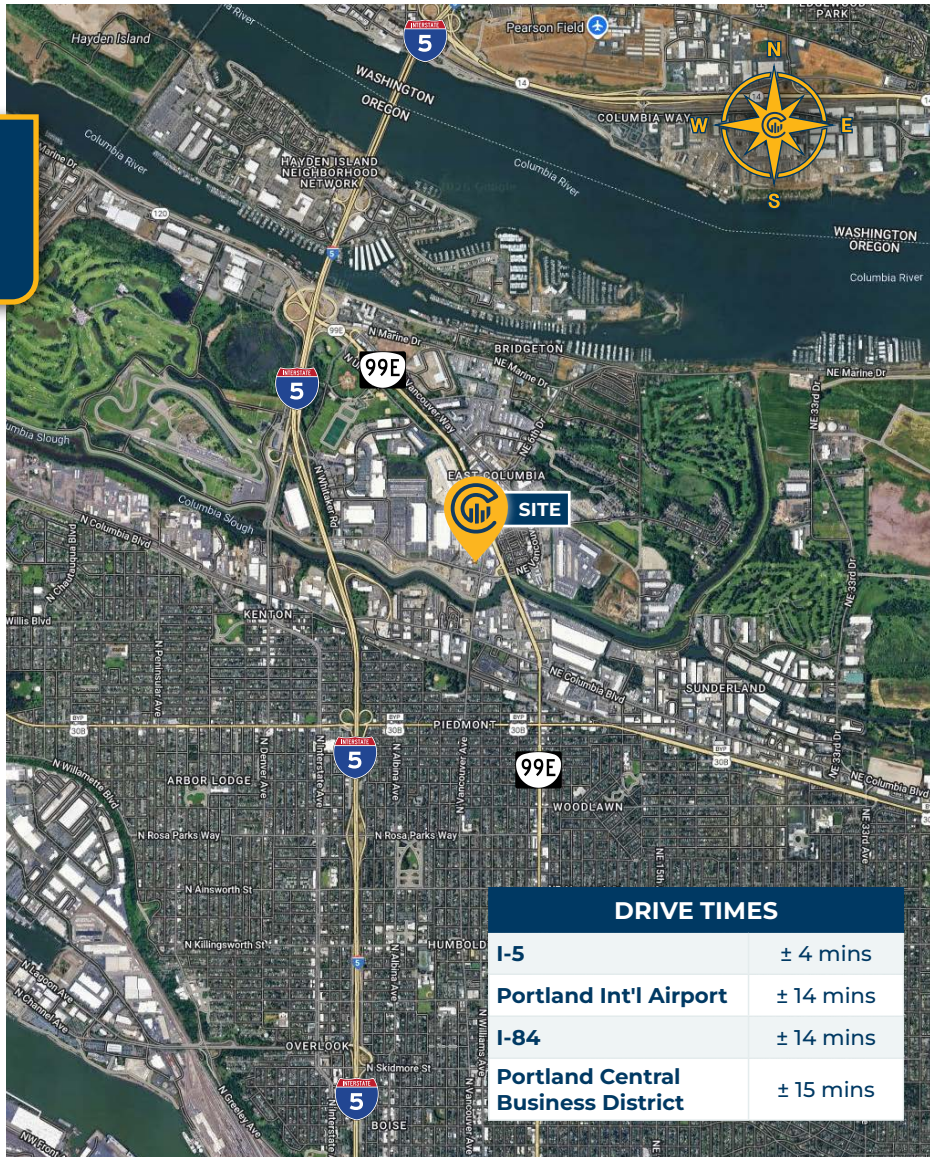
Principal | Licensed in OR & WA

503-517-7129

mikehale@capacitycommercial.com



PROPERTY SUMMARY



PROPERTY DETAILS

Address	8905 N Vancouver Ave Portland, OR 97217
Available Space	± 12,200 SF Building(s)
Lot Size	2.79 AC
Sublease Rate	\$10,650/Month (NNN)
Zoning	IG2 (General Industrial 2)
Loading	One (1) Grade Door - 14' x 12'
Availability	March 1st, 2026
Sublease Expiration	June 30th, 2030



RYAN BOWERS

Associate | Licensed in OR & WA

503-517-9874

ryanbowers@capacitycommercial.com

BRODY COHEN, SIOR

Senior Associate | Licensed in OR & WA

503-517-9878

brody@capacitycommercial.com

MIKE HALE, SIOR

Principal | Licensed in OR & WA

503-517-7129

mikehale@capacitycommercial.com