



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**

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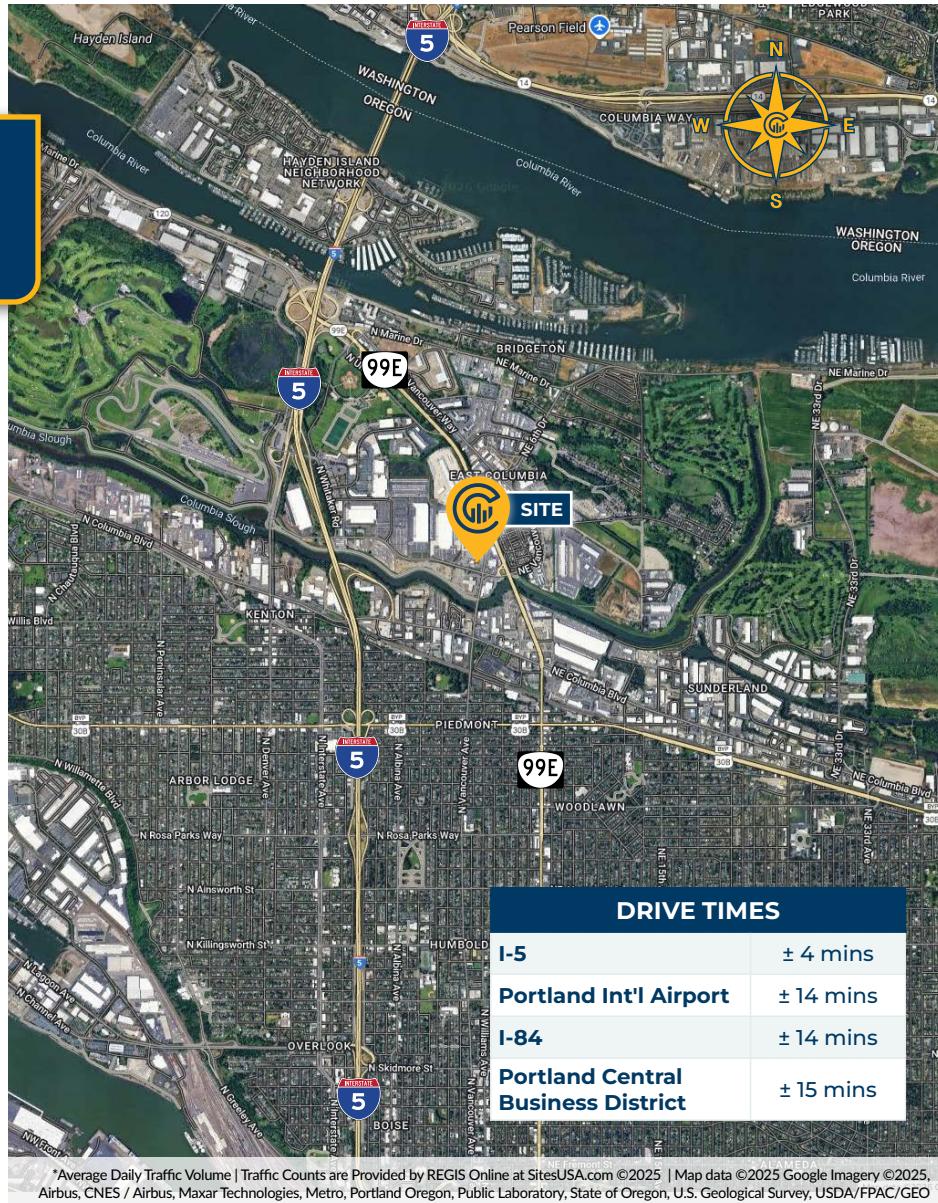
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## PROPERTY SUMMARY



## PROPERTY DETAILS

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



\*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at [SitesUSA.com](https://sitesUSA.com) ©2025 | Map data ©2025 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO

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