



FOR SUBLEASE



COLUMBIA CORPORATE PARK

Industrial Space: 65,800 SF with 4,000 SF Office

4630 NE 166th Ave, Building 1, Portland, OR 97230

- Sublease available in Building 1 through September 30, 2026
- Includes existing racking that is available to purchase, 150' truck maneuvering area, and oversized loading canopy
- Location allows easy access to Airport Way, I-84, and I-205
- **Below Market Rates!**

KENNY HOUSER, SIOR

Principal Broker | Licensed in OR & WA
503-517-9875 | kenny@capacitycommercial.com

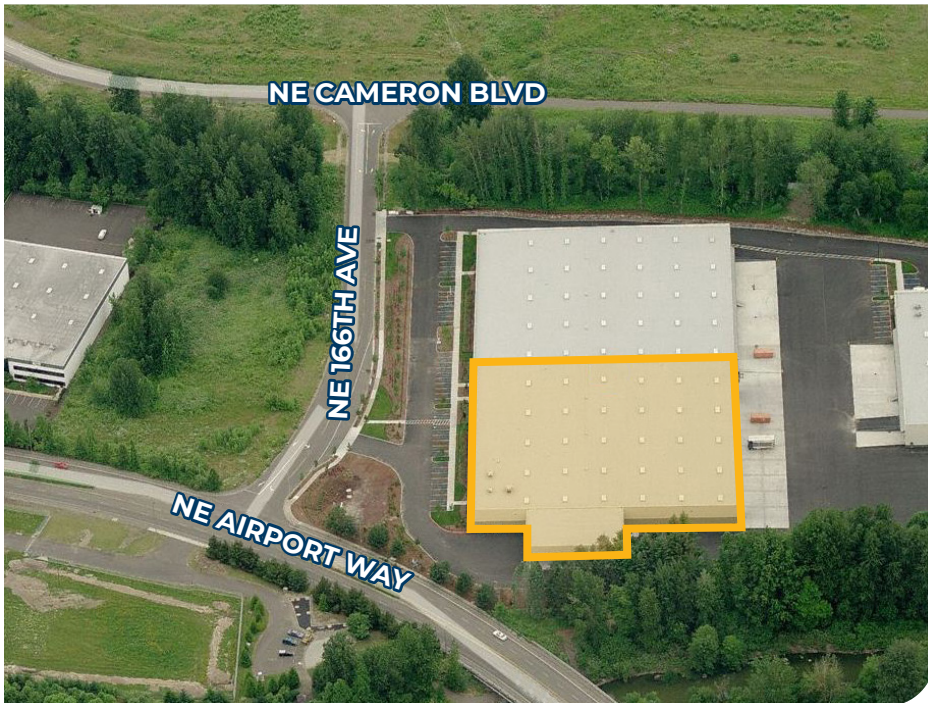
CHRIS KAPPES

Associate Broker | Licensed in OR & WA
503-517-7127 | chris@capacitycommercial.com

**FOR
SUBLEASE**



PROPERTY SUMMARY



PROPERTY DETAILS

Address	4630 NE 166th Ave, Portland, OR 97230
Total SF	65,800 SF
Office SF	4,000 SF
Dock Loading	Eleven (11) Dock High Doors with Equipment
Grade Loading	Three (3) Oversized Grade Doors (24'W x 16'H)
Clear Height	24'
Column Spacing	40' x 50'
Sprinklers	ESFR
Lighting	T-5 Lighting
Available	December 1, 2024
Rates	\$0.65/SF Blended, NNN

KENNY HOUSER, SIOR

Principal Broker | Licensed in OR & WA
503-517-9875 | kenny@capacitycommercial.com

CHRIS KAPPES

Associate Broker | Licensed in OR & WA
503-517-7127 | chris@capacitycommercial.com

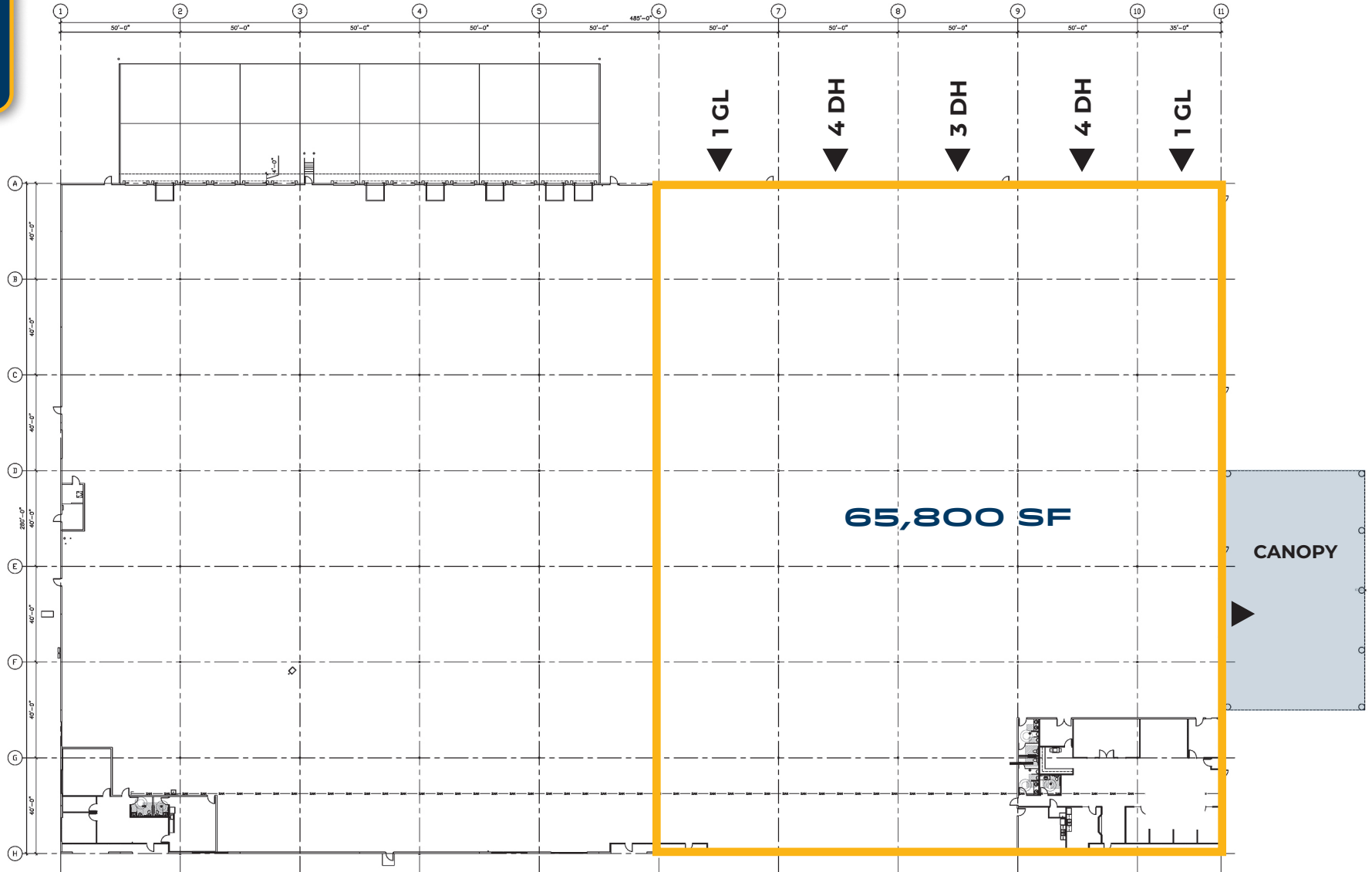


PHOTO LIBRARY



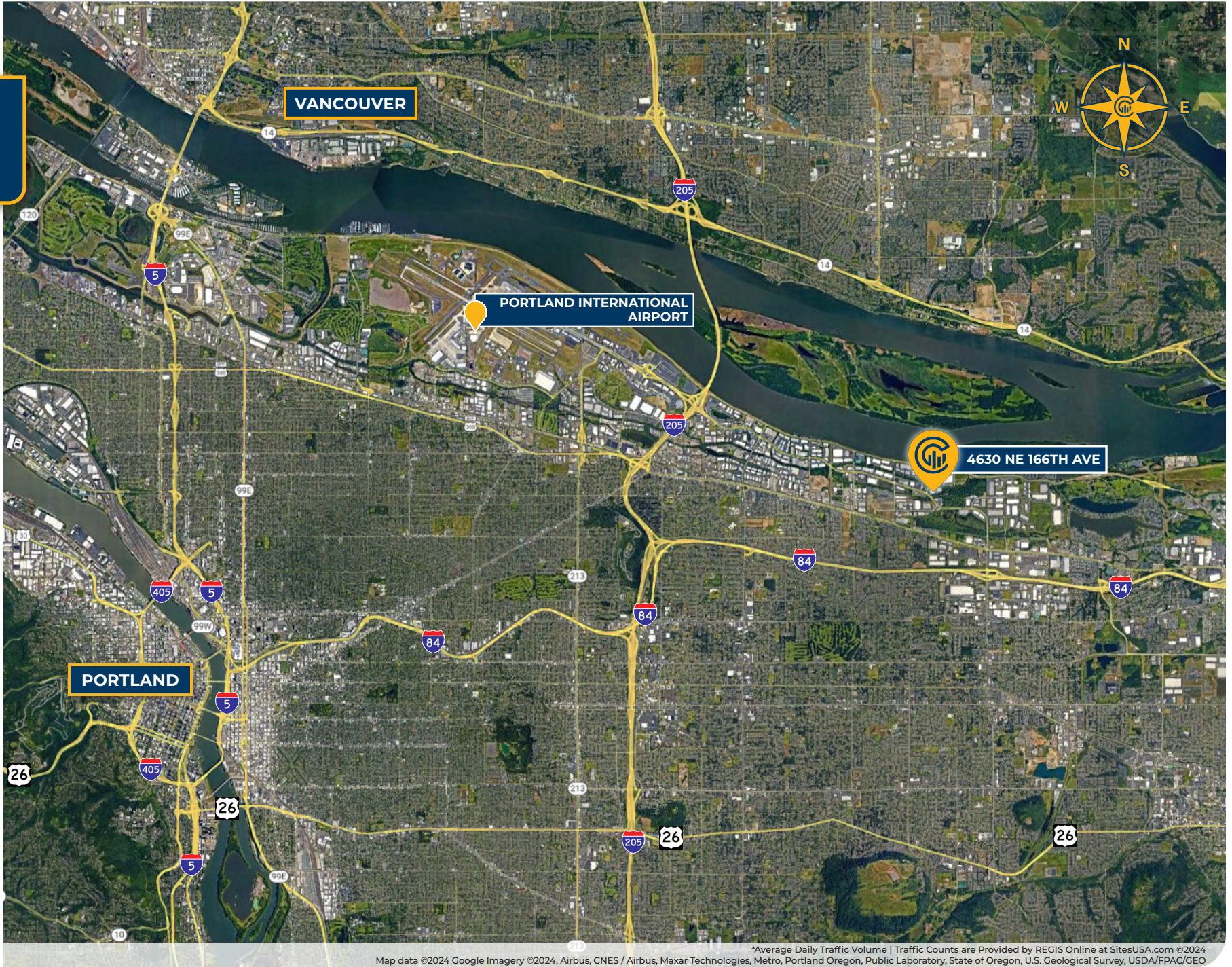


FLOOR PLAN





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
*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024