



FOR SALE OR LEASE

9930 N Burgard Way

PORTLAND, OREGON

201,280 Square Foot Industrial Asset
Rivergate Industrial Submarket

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 Play Property Video

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The Offering

Colliers is pleased to present 9930 N Burgard Way, a generational opportunity to acquire a large-scale industrial facility in Portland's Rivergate submarket. Encompassing ±201,280 square feet on ±9.53 acres, this property represents one of the few existing buildings in Oregon currently offering more than 200,000 square feet of contiguous space.

Located just northwest of Interstate 5, the property provides exceptional access to Portland's regional transportation network, the Port of Portland's marine terminals, and the area's deep labor pool. The site is rail-served and benefits from scarce Heavy Industrial (I-Hi) zoning, allowing for a wide range of heavy manufacturing, distribution, and commercial uses.

With limited large-block sites remaining in the metro, and virtually no new opportunities to secure rail-served acreage in Rivergate, this asset represents a truly rare chance to establish a footprint with lasting strategic significance.



Vision
Long-Term Value



Connectivity
Excellent Logistics



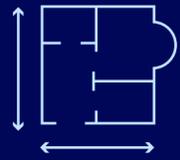
Options
Redevelop or Owner/User



Direct Access
To Rail and Port



At a Glance



Square Feet

201,280



Acres

+/- 9.53



Long Term Value

Control a substantial foot-print



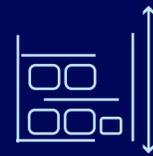
Size and Scale

Few sites of this magnitude available for sale



Options

Demolish and redevelop or user opportunity



Clear Height

18'



Dock Doors

14



Grade Doors

2



Zoning

Heavy Industrial (IH)



Investment Highlights

- **Existing Infrastructure with Future Flexibility:** The property offers ±201,280 square feet of industrial building area on ±9.53 acres, providing substantial contiguous space for immediate occupancy, operations, or re-development.
- **Prime North Portland Location with Exceptional Access:** Located in Rivergate's industrial corridor with proximity to Highway 30, I-5, and the I-405 loop, the site offers excellent transportation connectivity to Portland's core, regional highways, and the Port of Portland. This strategic location enhances access to labor, freight, and logistics networks across the Pacific Northwest.
- **On-site Rail Access:** The property features a rail spur, offering a rare logistics advantage for heavy industrial and distribution users seeking direct rail service via Union Pacific or BNSF.
- **Heavy Industrial Zoning:** One of the few large sites in the metro with Heavy Industrial zoning, accommodating manufacturing, distribution, yard-intensive uses, or a combination of industrial operations.
- **Competitive Advantage in a Tight Market:** Portland remains one of the most attractive industrial markets on the West Coast, offering lower occupancy costs, strong tenant demand, and limited available land. Compared to high-barrier markets like Seattle and the Bay Area, Portland provides an ideal balance of affordability, accessibility, and infrastructure support.

Large, rail-served industrial sites with Heavy Industrial zoning in Portland's premier submarkets rarely come to market. 9930 N Burgard Way provides a unique opportunity to acquire a highly strategic asset with immediate functional value and long-term significance.



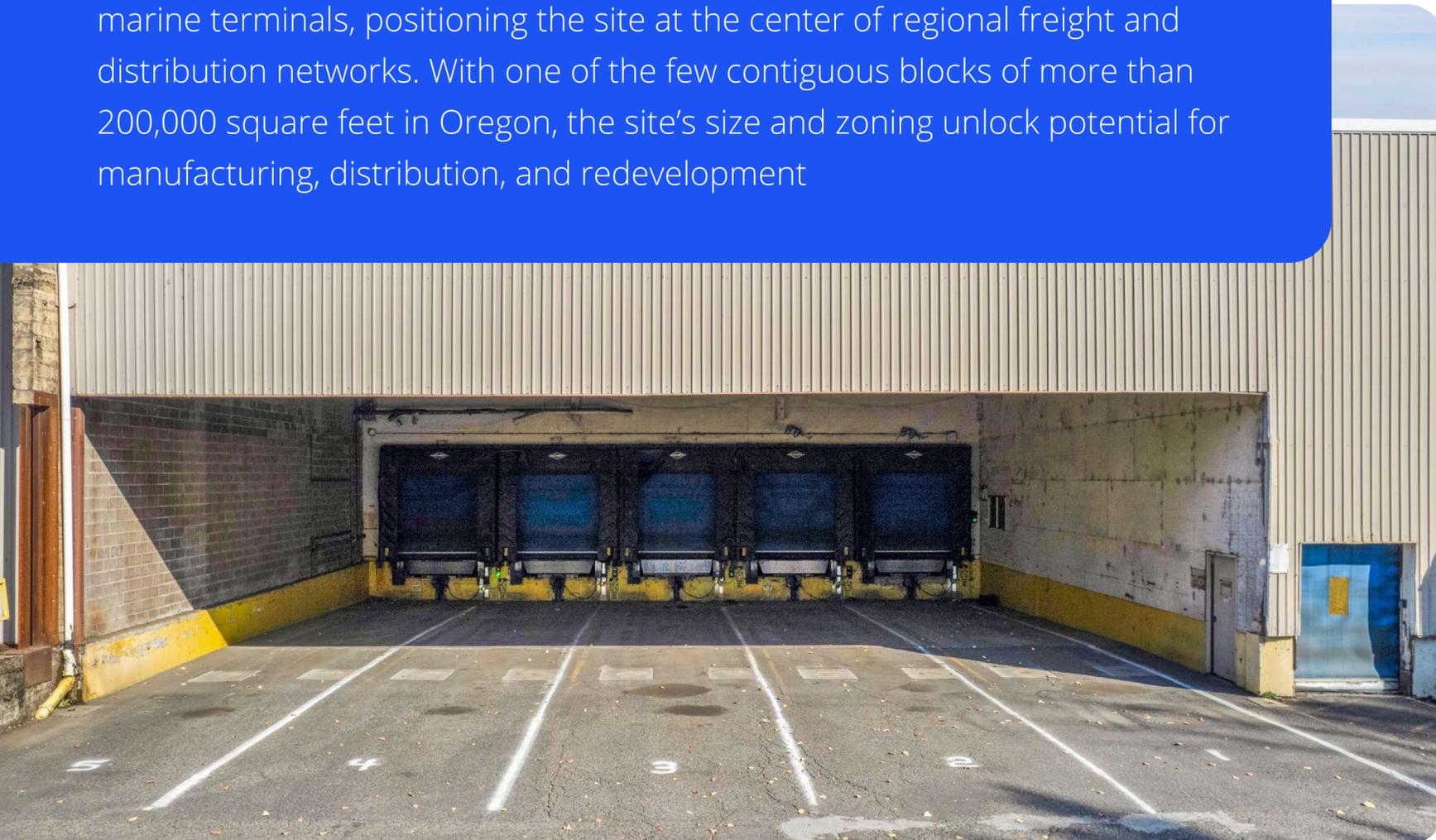
Property Overview



Property Description

9930 N Burgard Way, Portland, OR 97203

Zoned Heavy Industrial (I-H) by the City of Portland, 9930 N Burgard Way presents a significant large-scale industrial opportunity in the Rivergate submarket. The property encompasses ±201,280 square feet of improvements on ±9.53 acres, with direct rail service providing a logistics advantage seldom available in today's market. Its strategic location offers nearby connectivity to Interstate 5, Highway 30, and the Port of Portland's marine terminals, positioning the site at the center of regional freight and distribution networks. With one of the few contiguous blocks of more than 200,000 square feet in Oregon, the site's size and zoning unlock potential for manufacturing, distribution, and redevelopment

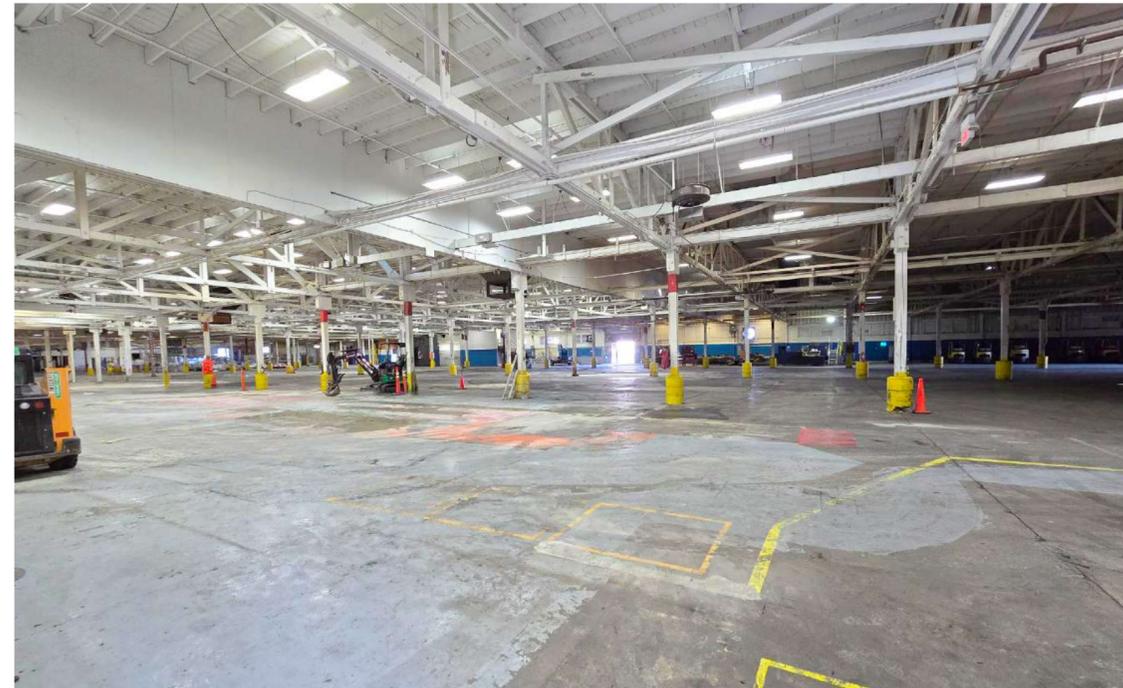
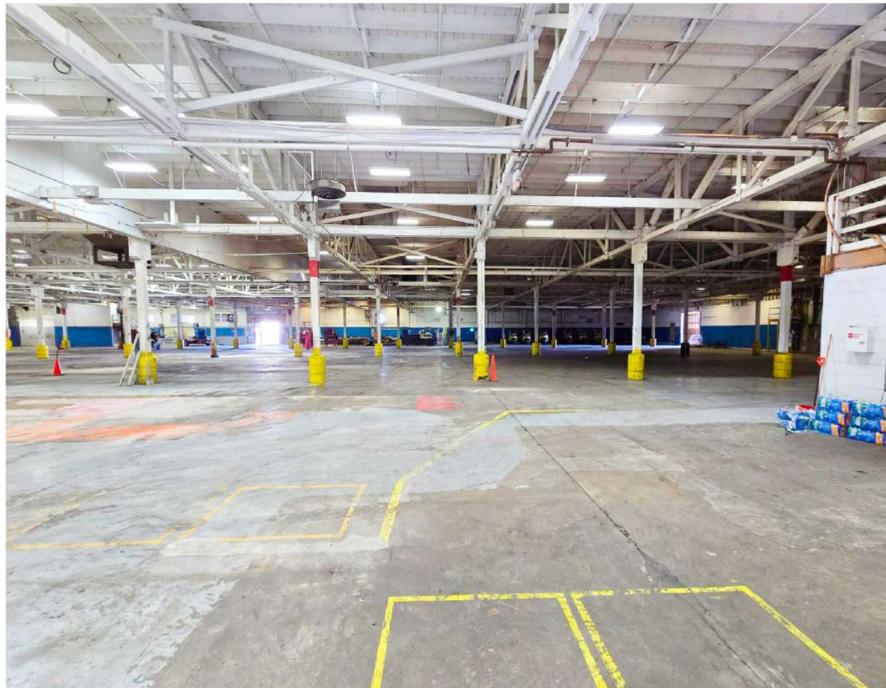
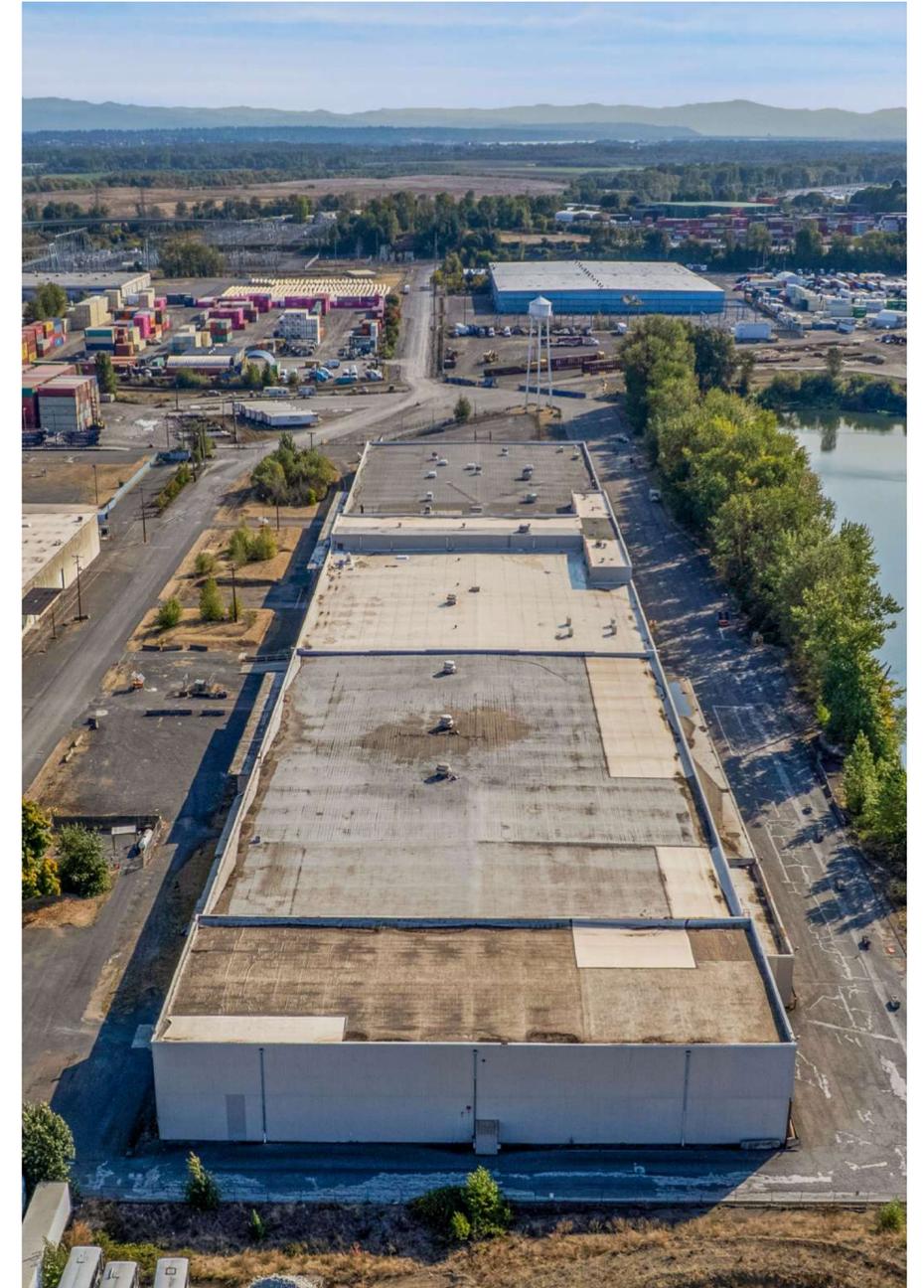


Property	9930 N Burgard Way, Portland, OR 97203
Legal Description	SECTION 35 2N 1W, TL 100 9.53 ACRES, LAND & IMPS SEE R646274 (R971350332) FOR MACH & EQUIP
Property Type	Industrial
Acreage	9.53 acres
Building SF	201,280
Frontage	Along N Burgard Way
Land coverage	48%
Power	2,000a/480v, 3-phase, 4 wire
Steam Boiler	Cleaver - Brooks
Year built	1943
Zoning	Heavy Industrial (IH)
Yard	Yard area to the west of the building
Rail	Rail spur to property
Access	Multiple ingress and egress points

Rare scale. Prime location. Direct rail. One block. 9930 N Burgard Way delivers unmatched industrial potential.

Photo Gallery

9930 N Burgard Way, Portland, OR



Location Overview



Location Overview

Rivergate is Portland's premier maritime-industrial submarket, strategically located just nine miles northwest of downtown at the convergence of the Columbia and Willamette Rivers. As the industrial backbone of the city, Rivergate plays a vital role in Oregon's economy, offering unmatched multimodal access to global trade routes via the Port of Portland's Terminals 5 and 6. The area is also directly connected to I-5, just fifteen minutes from Portland International Airport, and served by both Union Pacific and BNSF railroads, making it one of the most logistically connected industrial zones in the Pacific Northwest.

● PARKS AND RECREATION

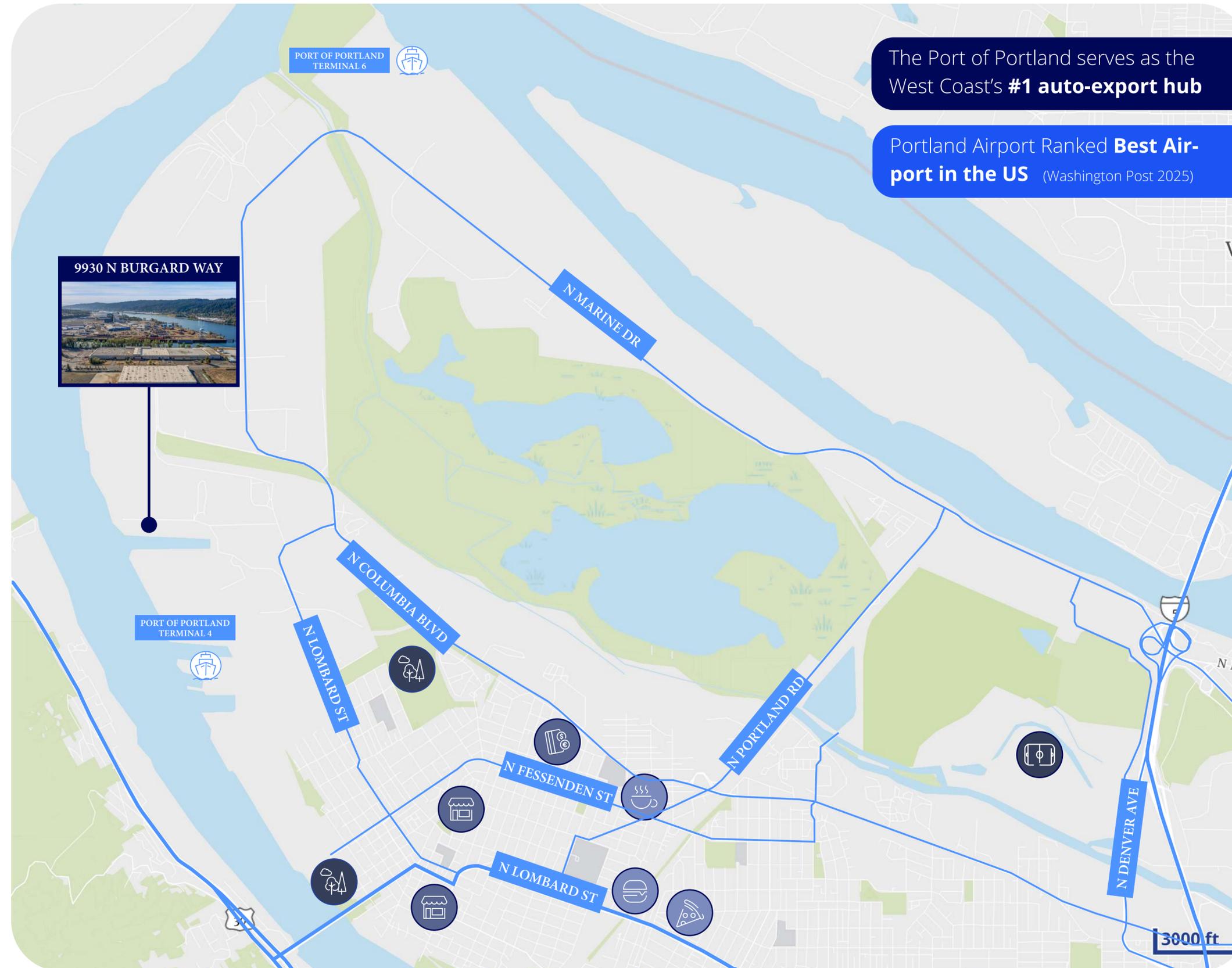
-  Pier Park
-  Cathedral Park
-  Portland International Raceway

● LEGEND 2

-  Safeway
-  St. Johns Community Center
-  Rokit Coin Bitcoin ATM

● LEGEND 3

-  St. Johns Beer Porch
-  Daydreamer Coffee & Lounge
-  Pizza Creature



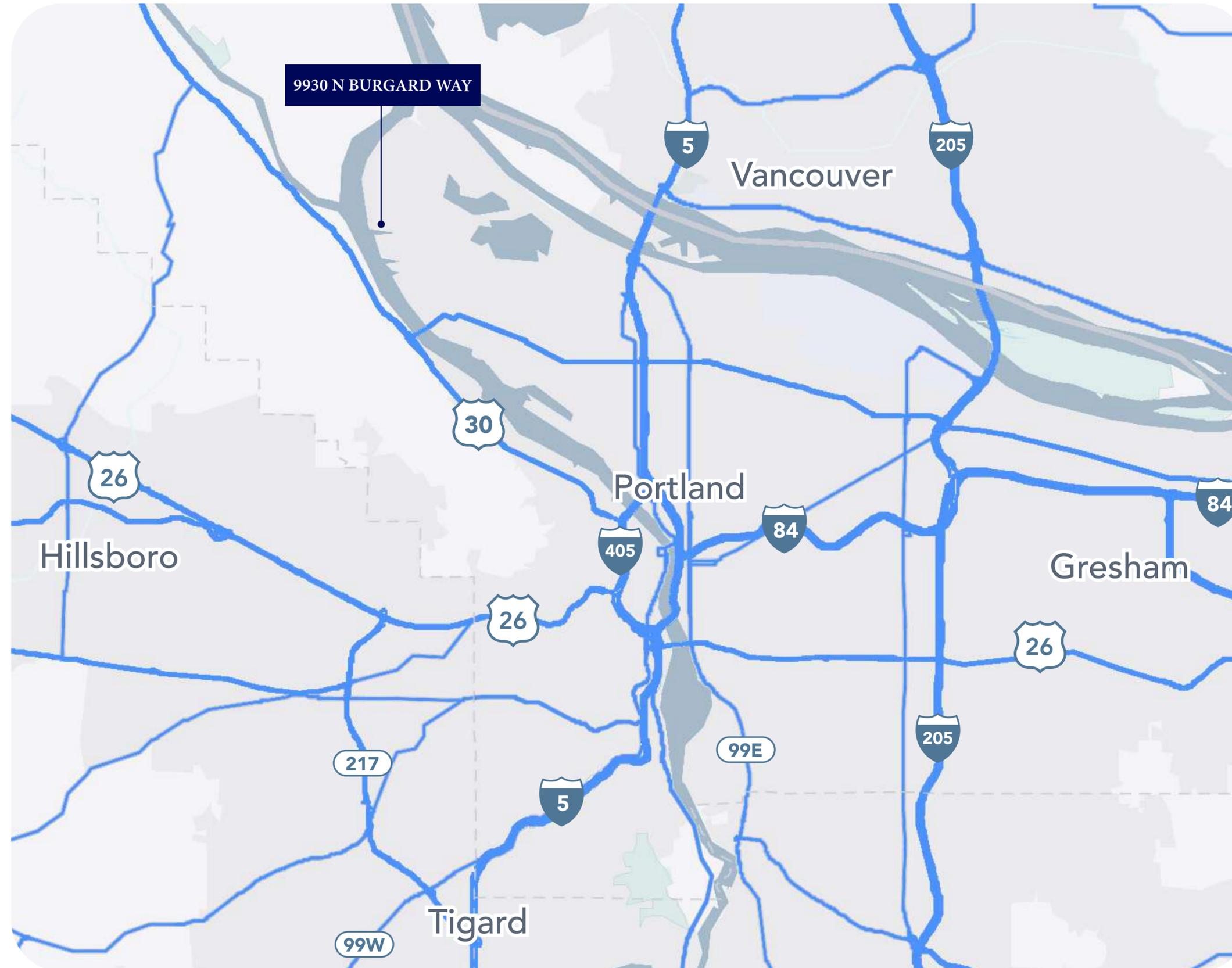
The Port of Portland serves as the West Coast's **#1 auto-export hub**

Portland Airport Ranked **Best Airport in the US** (Washington Post 2025)

Location Overview

2024 Demographics within a 45-min drive time

- Population 2,239,112
- Millennial 631,456
- Households 886,772
- Gen Z 473,987
- Median Household Income \$94,868
- Transportation and warehousing employees 56,029
- Agricultural employees 6,975
- Manufacturing employees 135,136
- Baby Boomer 396,322
- Gen X 455,639
- Spent \$500+ on online orders in past 6 months 906,288
- Ordered any item online in past 6 months 1,612,187

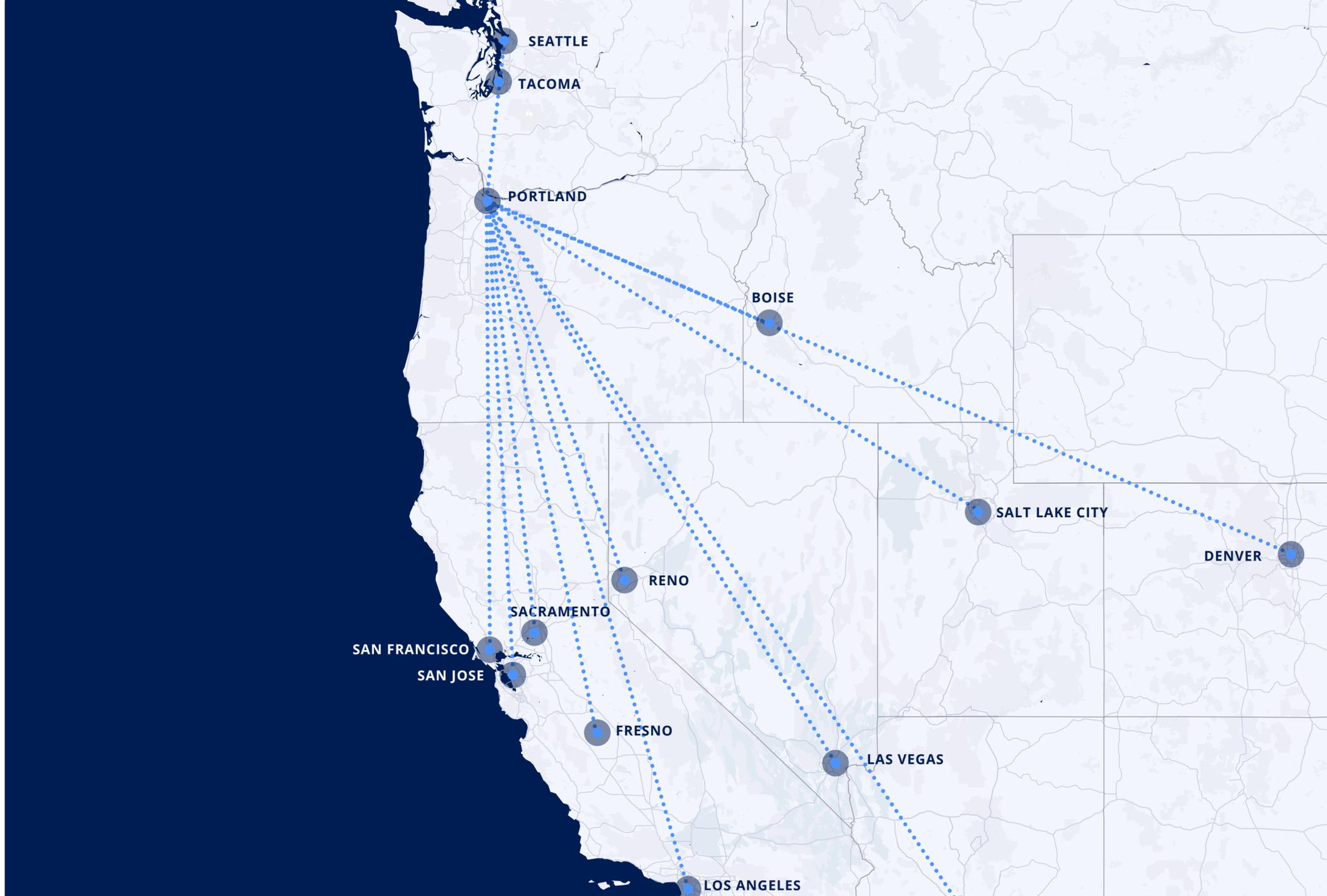


Distances

To Cities	Distance (Miles)
Tacoma	143
Seattle	173
Boise	435
Reno	541
Sacramento	590
San Francisco	646
San Jose	678
Fresno	760
Salt Lake City	775
Los Angeles	975
Las Vegas	980
San Diego	1095
Denver	1253
Phoenix	1280

To Ports	Distance (Miles)
Port of Portland, Terminal 4	1.6
Port of Portland, Terminal 5	2.7
Port of Portland, Terminal 6	3.6
Port of Portland, Terminal 2	7.4
Port of Tacoma	145
Port of Seattle	175

To Airports	Distance (Miles)
Portland International Airport (PDX)	11.5
Hillsboro Airport (HIO)	15.6



Interstates	Distance
 5	5.4m
 405	8.1m

Highways	Distance
 30	3.0m
 99E	6.4m

Ports	Distance
 PORT OF PORTLAND	1.6m
 Port of Tacoma	145m



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