

51,625 SF | \$47,000/MO, NNN

# FREE-STANDING INDUSTRIAL BUILDING WITH 30,000 SF YARD AND HEAVY POWER

18700 NE SAN RAFAEL ST, PORTLAND, OR 97230

- \$100 tour bonus
- 6 months free Base Rent on minimum 5yr lease



SUBJECT  
PROPERTY

SURPLUS YARD

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OWNED BY



FORTRESS

REPRESENTED BY





**FOR LEASE**

# 18700 NE San Rafael St

PORTLAND, OR 97230

Six (6) months free rent on a minimum sixty-month lease term for any lease fully executed in 2024



## Features

**51,625 SF** total building area

**3,000 SF** of office area

**3.5 ACRE** (152,460 SF) site size resulting in over 30,000 SF of surplus land area

**22'** minimum clear height

**6 DOCK DOORS** equipped with levelers

**TWO (2)** Grade level loading doors

**3,000 AMPS**, 277/480 volt three phase power; formerly a printing press

**WET** sprinkler system

**FREE-STANDING** building with excellent orientation resulting in maximum use of yard area

**RAIL SERVED** - Union Pacific

**140'** truck maneuvering area

**BUILT IN 1980** with recent building upgrades completed

**GI ZONED**, General Industrial, City of Gresham

**LOCATED** in the Urban Renewal District - City of Gresham

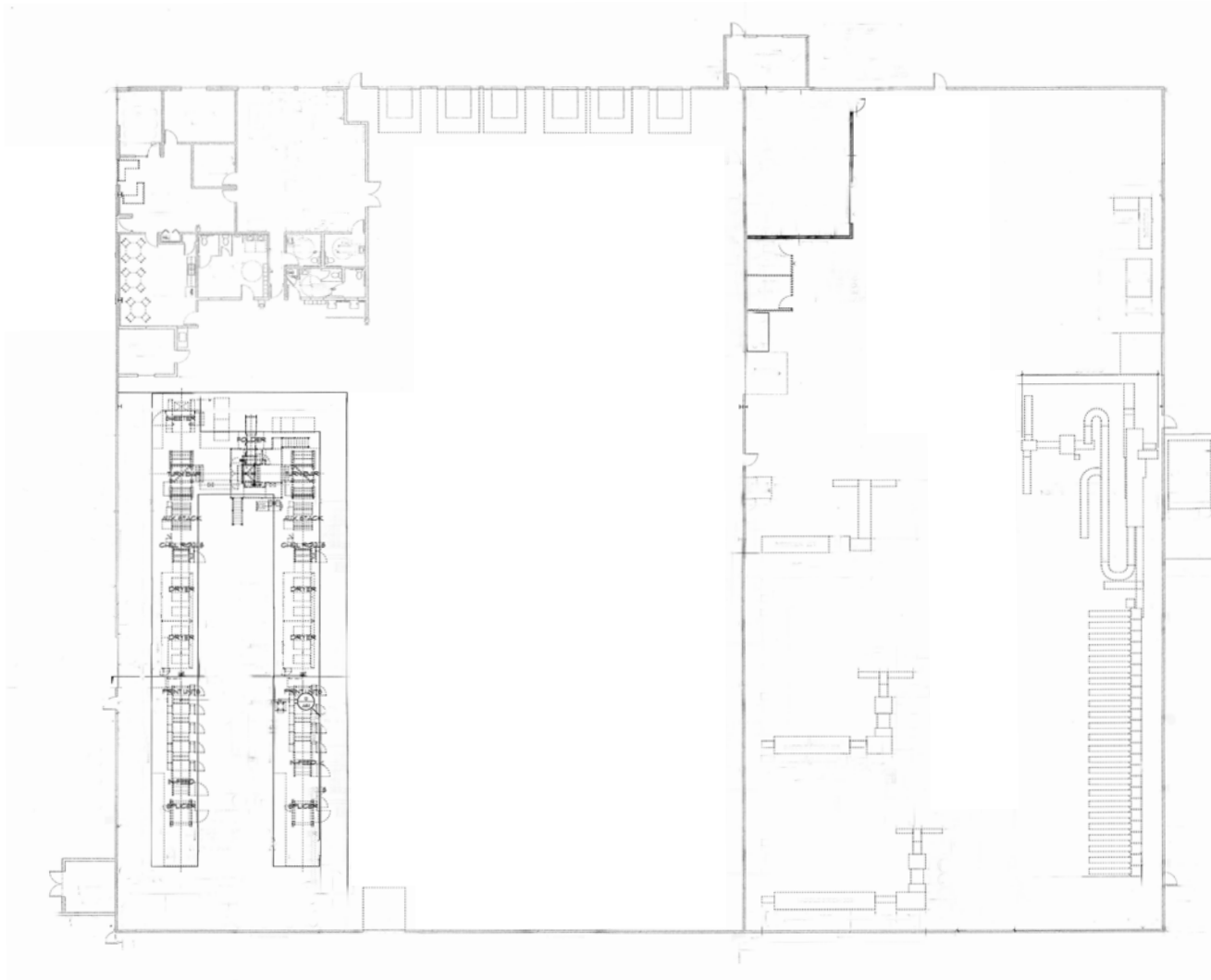
**\$47,000/MONTH, NNN** lease rate

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Floor Plan - 51,625 SF total with 3,000 SF of office area

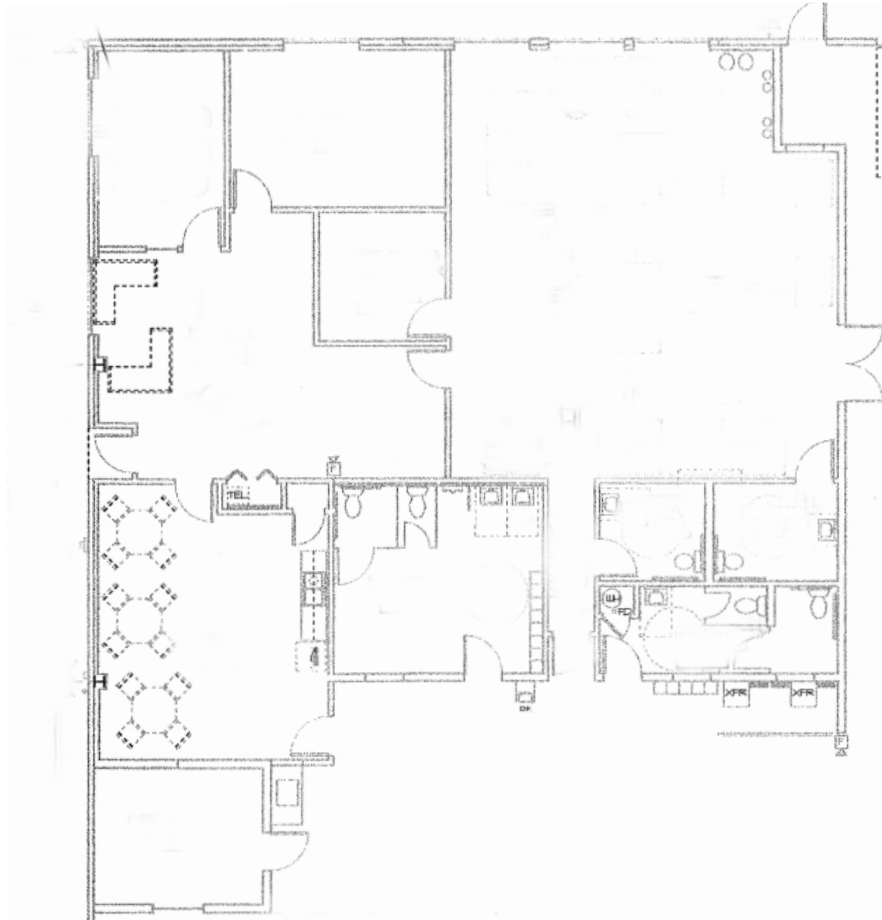


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## Floor Plan - office area





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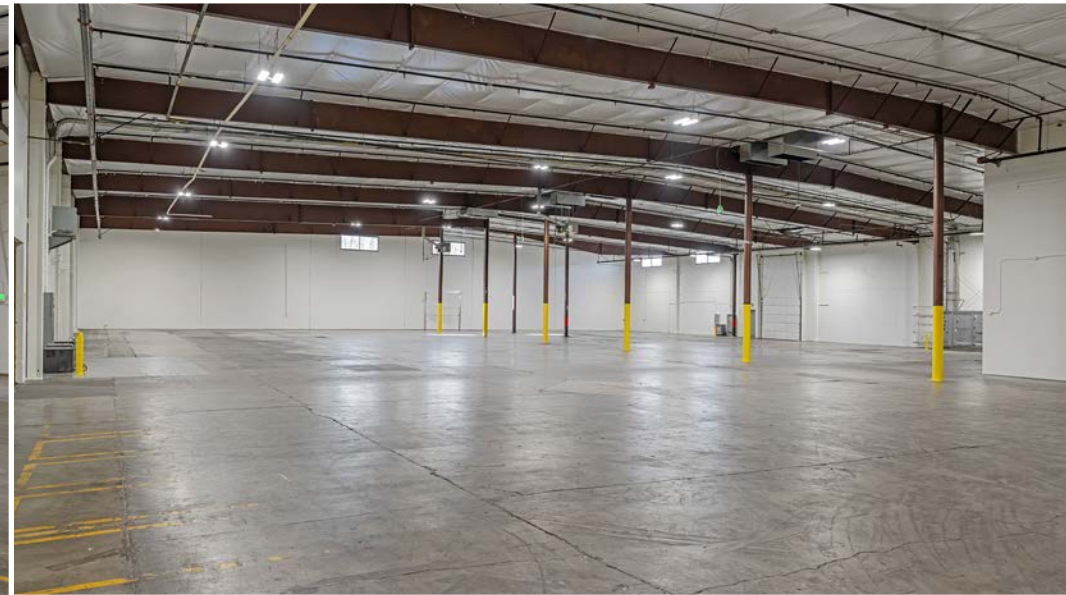




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