

INDUSTRIAL SPACE AVAILABLE **FOR LEASE OR SALE**

±107,187 SF

SECURED/FENCED BUILDING WITH YARD - DIVISIBLE

BROKER BONUS 6%/3%

Full Building, 36+ Mo. Term, FE by 11/30/26

Ability for yard/trailer storage ±0.5 acres



10675 N LOMBARD STREET
PORTLAND, OR 97223



10675 N LOMBARD STREET | PORTLAND, OR 97223

PROPERTY HIGHLIGHTS

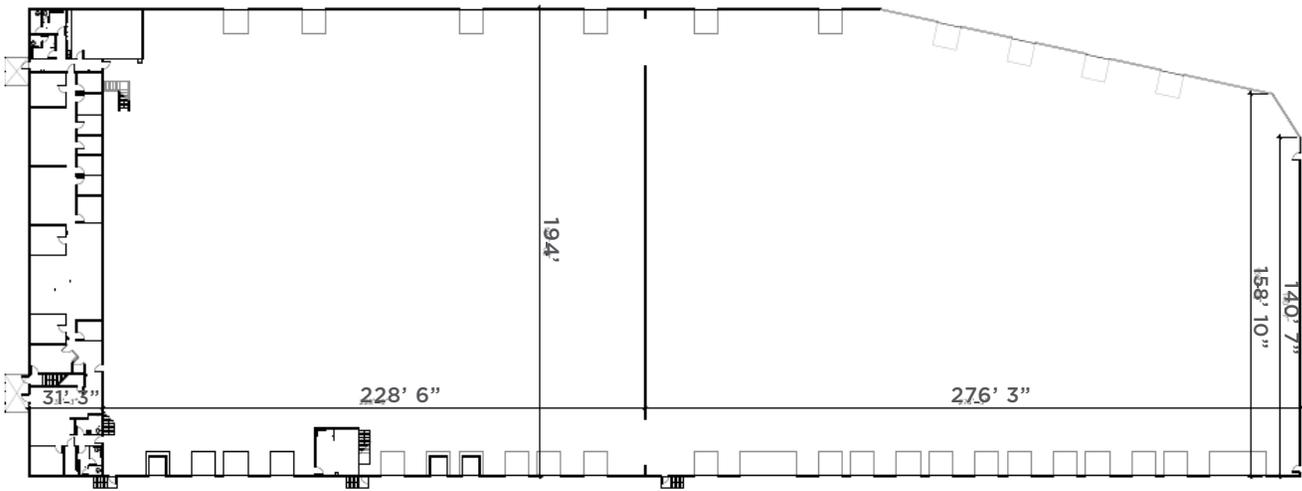
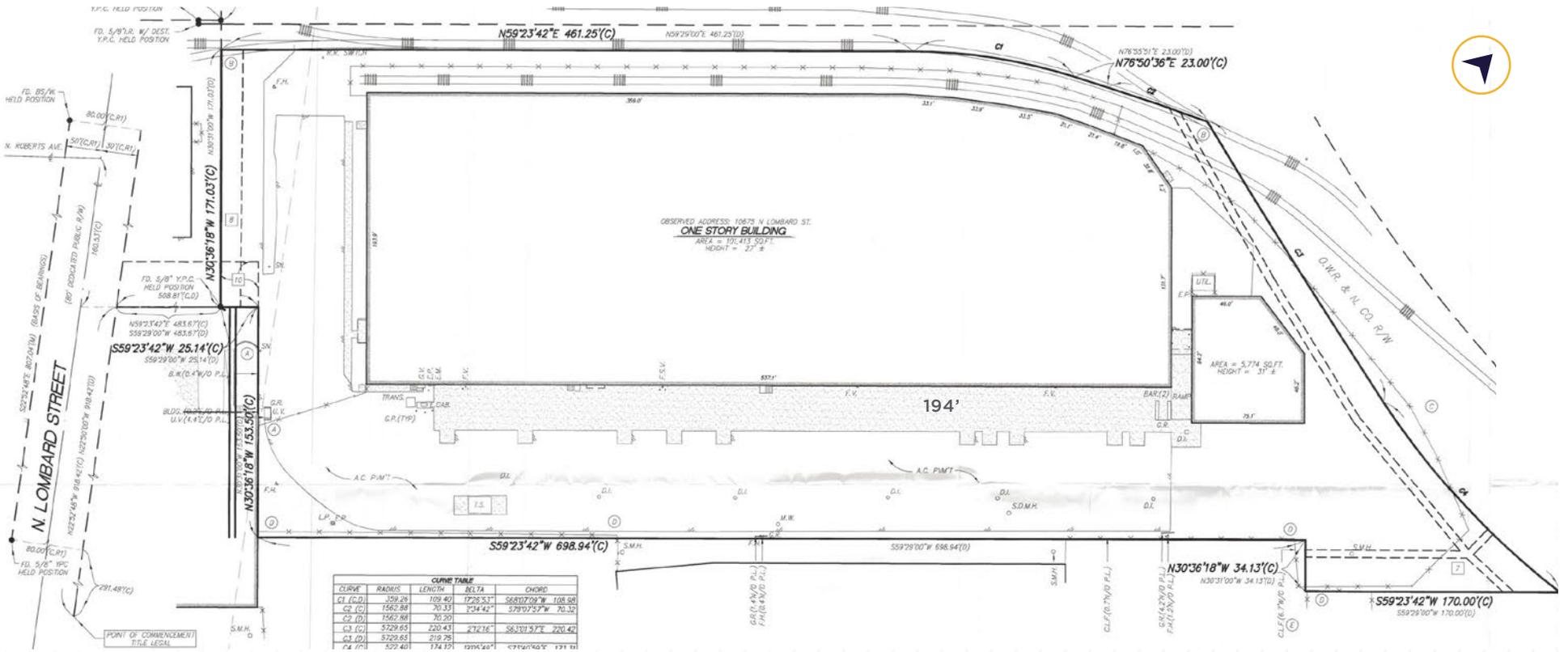
Building Size:	±107,187 SF divisible to ±25,000 SF
Office Area:	±6,422 SF two story office includes: <ul style="list-style-type: none">• 13 private offices and bullpen area• Multiple restrooms serving primary office• Conference room• Large employee break room• IT room• Second floor includes two product photo studios and mezzanine storage• 2025 Refresh - NEW carpet and paint
Yard/Trailer Storage	Ability for ±0.5 acres
Lot Size	5.34 acres
Clear Height	20'-22'
Dock	24 dock high loading doors with 3 load levelers and 18 dock shelters
Grade	1 grade ramp serving east area of warehouse and auxiliary storage building
Lighting	LED lighting with motion sensors
Electrical	480v, 3,000 Amps
Sprinkler	Wet
Column Spacing	33'x28'
Rail Spur	On site (not active)
Zoning	General Industrial 2 (IG2) Click for more details

Contact for Lease Rate and Pricing

BROKER BONUS 6%/3%
Full Building, 36+ Mo. Term, FE by 11/30/26



LOADING BAY



PROPERTY SITE PLAN





UPDATED
OFFICE

DESIRABLE LOCATION FOR LOGISTICS AND DISTRIBUTION



- 1. Purina (Land O' Lakes)
- 2. Amazon
- 3. Subaru
- 4. Bell-Carter Packaging
- 5. Georgia-Pacific

- 6. Fulcrum Logistics
- 7. Ajinomoto Foods
- 8. Point S Tire
- 9. Nordstrom Distribution
- 10. Portland Container

- 11. All My Sons Moving & Storage
- 12. American Rag & Metal
- 13. Dacon Industries
- 14. Malarkey Roofing Products
- 15. NAPA Auto Parts

10675 N LOMBARD STREET | PORTLAND, OR 97223



CONTACT INFORMATION

AARON WATT

Executive Managing Director
+1 503 279 1779
aaron.watt@cushwake.com

KEEGAN CLAY

Executive Director
+1 503 279 1704
keegan.clay@cushwake.com

200 S.W. Market Street
Portland, OR 97201-5730
+1 503 279 1700
cushmanwakefield.com



©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.