

Forum Swan Island - Phase I

6800 N CUTTER CIRCLE, PORTLAND, OR 97217

Todd Collins
503.972.7283
todd@macadamforbes.com
Licensed in OR & WA

Tyler Collins
503.416.0088
tcollins@macadamforbes.com
Licensed in OR

2 Centerpointe Drive, Suite 500 | Lake Oswego, OR 97035 | WWW.MACADAMFORBES.COM | 503.227.2500

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

FOR
SUBLEASE

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

FOR SUBLEASE

6800 N Cutter Circle, Portland, OR 97217

PROPERTY DESCRIPTION

Opportunity to occupy distribution facility with secured yard in a last-mile location within the Port of Portland's Swan Island Industrial District. Swan Island continues to be recognized as a critical operational home for FedEx Ground, UPS, FedEx Express, Roadway Express, Sia Motor Freight, TP Freight, and Becker Trucking. Swan Island Industrial District meets the definition of a "Last Mile" location relative to Portland's CBD and high-density neighborhoods.

PROPERTY HIGHLIGHTS

- Last-mile location less than 10 minutes to City Center; 400,000 households within 10 miles
- Approximately 3.7 acre secured staging and parking area.
- Former 17,000 SF Cooler could be re-activated for a longer term lease

OFFERING SUMMARY

Sublease Rate:	\$113,123/Month Blended (\$0.71/SF) (NNN)
CAM/NNN's:	\$0.24/SF/Month
Available SF:	158,418 SF
Office Size:	4,500 SF
Lot Size:	14.3 Acres
Loading:	3 Grade/22 Dock/3 Drive-In
Clear Height:	26'-28'
Sublease Through:	9/30/2027



Todd Collins

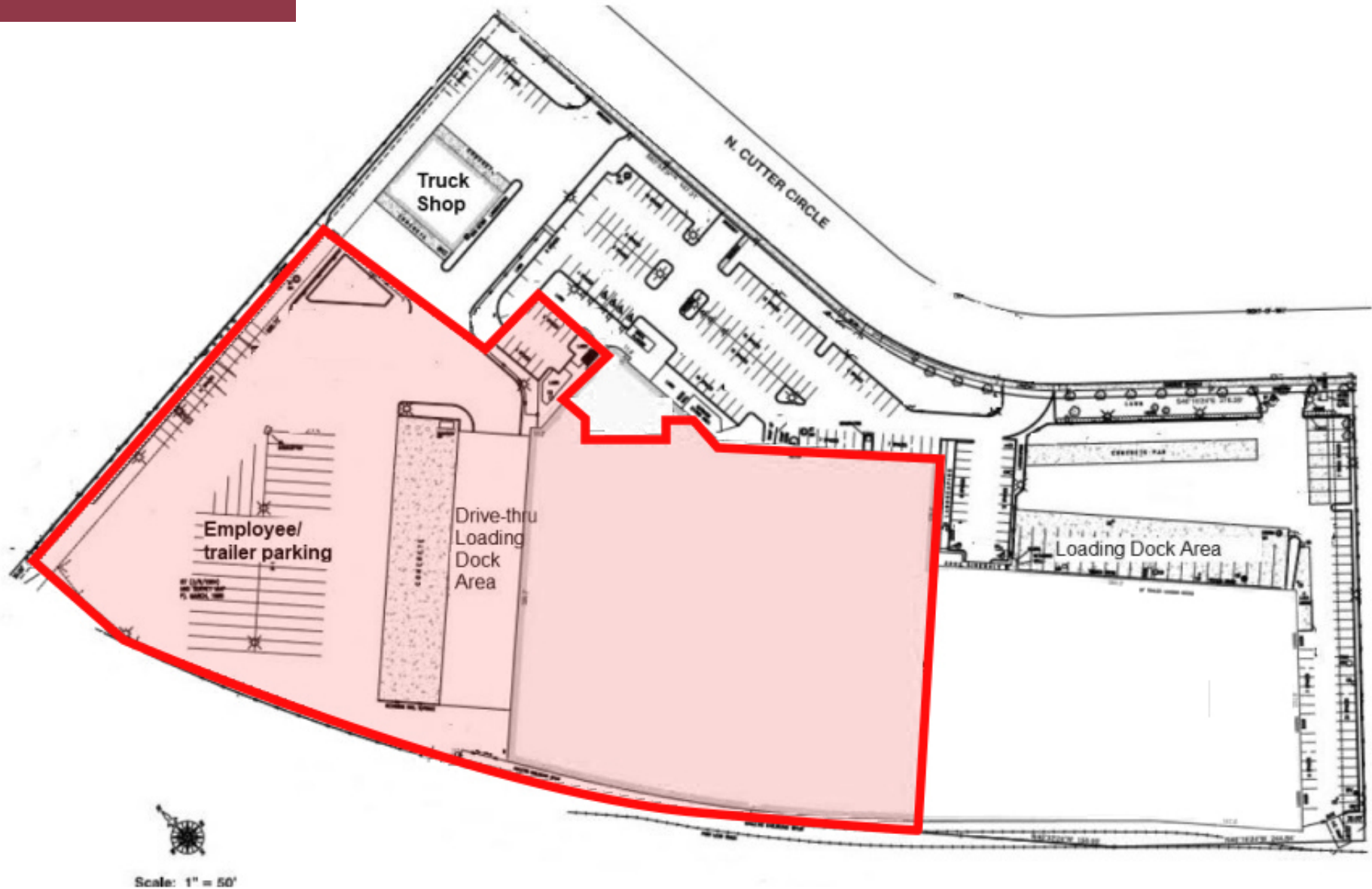
503.972.7283
todd@macadamforbes.com
Licensed in OR & WA

Tyler Collins

503.416.0088
tcollins@macadamforbes.com
Licensed in OR

FOR SUBLEASE

6800 N Cutter Circle, Portland, OR 97217



Todd Collins

503.972.7283

todd@macadamforbes.com

Licensed in OR & WA

Tyler Collins

503.416.0088

tcollins@macadamforbes.com

Licensed in OR

FOR SUBLEASE

6800 N Cutter Circle, Portland, OR 97217



Todd Collins
503.972.7283
todd@macadamforbes.com
Licensed in OR & WA

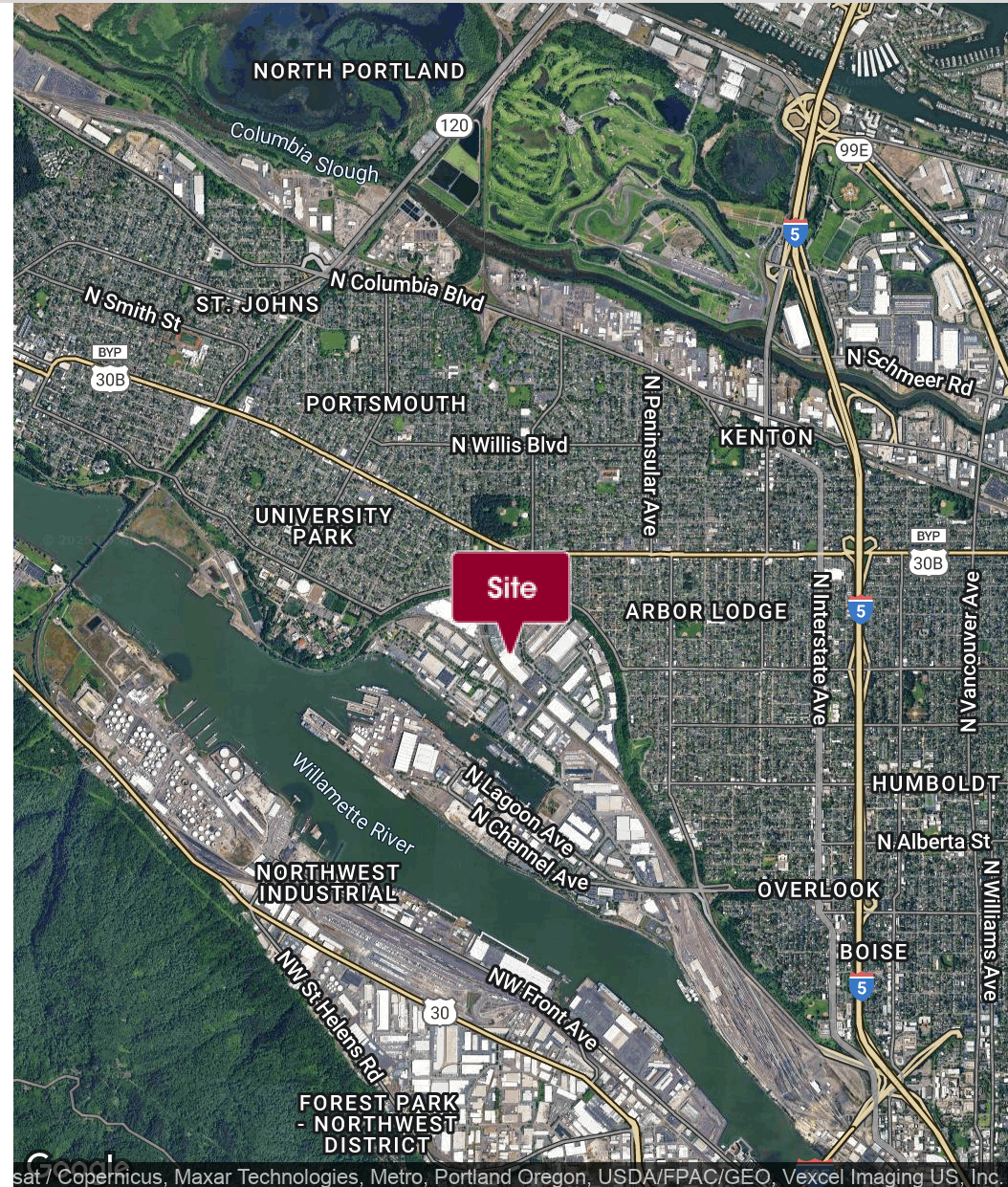
Tyler Collins
503.416.0088
tcollins@macadamforbes.com
Licensed in OR

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

MACADAMFORBES.COM | 503.227.2500

FOR SUBLEASE

6800 N Cutter Circle, Portland, OR 97217



Todd Collins

503.972.7283

todd@macadamforbes.com

Licensed in OR & WA

Tyler Collins

503.416.0088

tcollins@macadamforbes.com

Licensed in OR

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

MACADAMFORBES.COM | 503.227.2500