

# Forum Swan Island - Phase I

6800 N CUTTER CIRCLE, PORTLAND, OR 97217



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## 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



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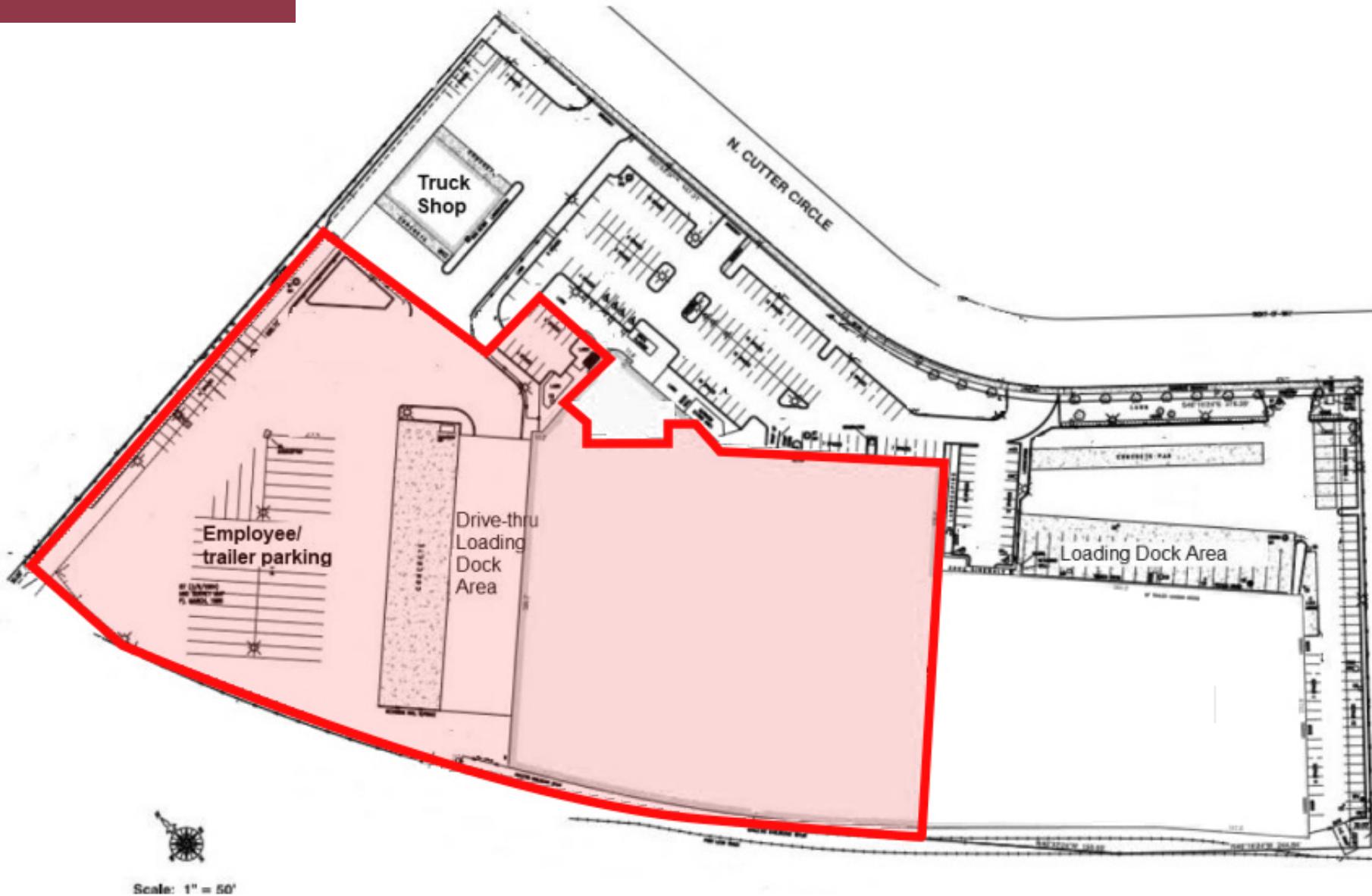
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Scale: 1" = 50'



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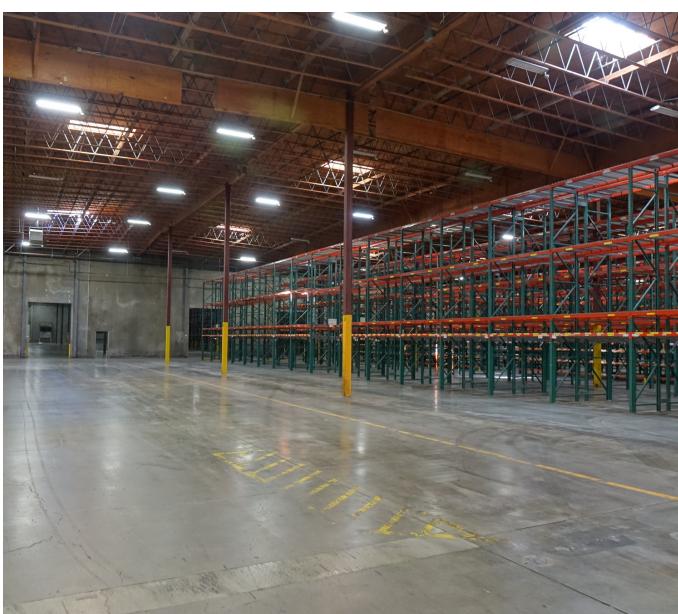
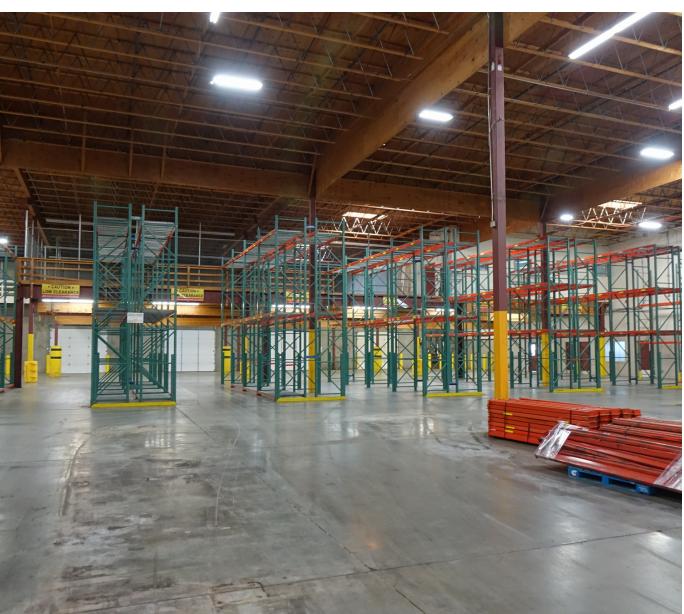
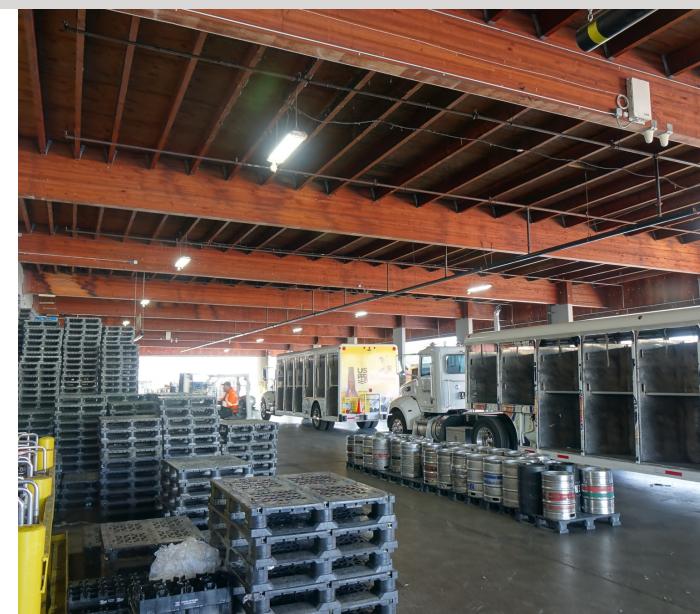
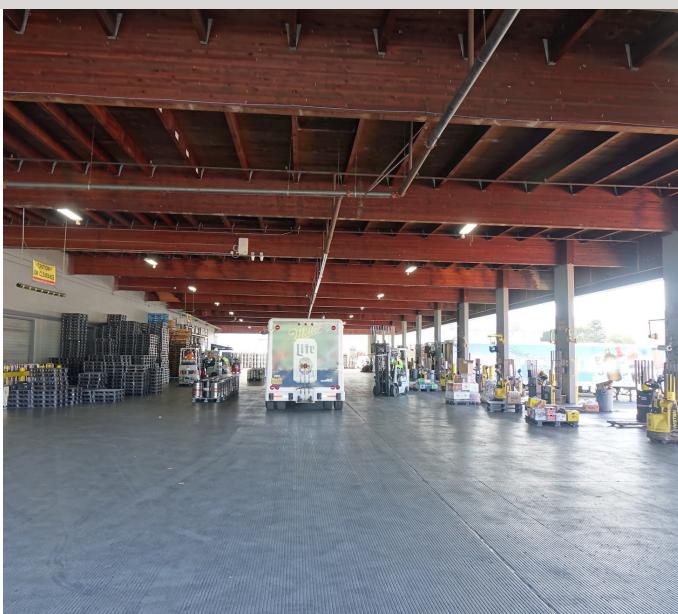
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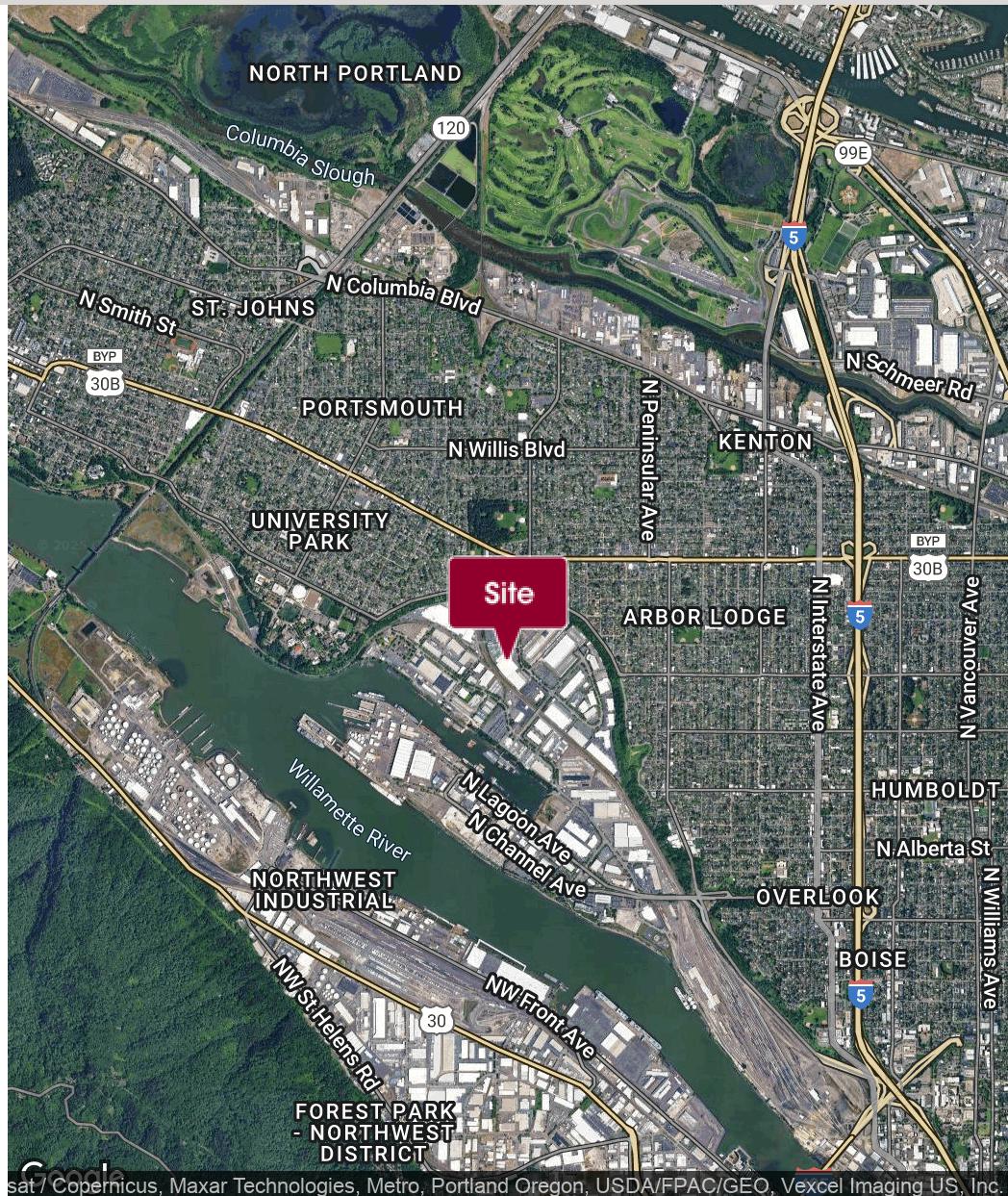
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