

# Industrial Yard

Lot Size: 2.5 acres (108,900 SF)



## Industrial Yard

3601 NW Marine Drive, Troutdale, OR 97060

# Property Overview

**Ideal for all storage uses including drop yard, trailer parking, and outdoor storage.**

### Summary

- + Lease Rate: \$19,600.00 per month NNN (\$0.18/SF)
- + Lot Size: 2.5 acres (108,900 SF)
- + Zoning: General Industrial

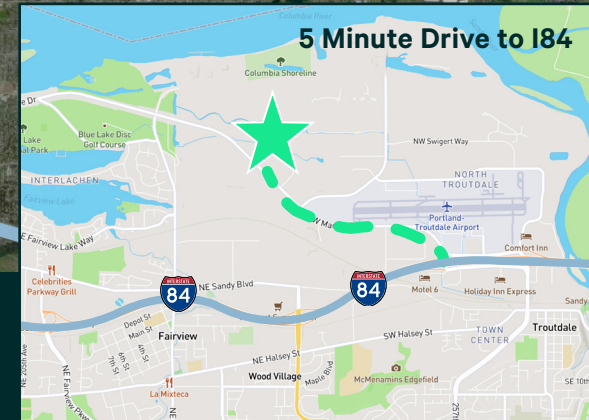
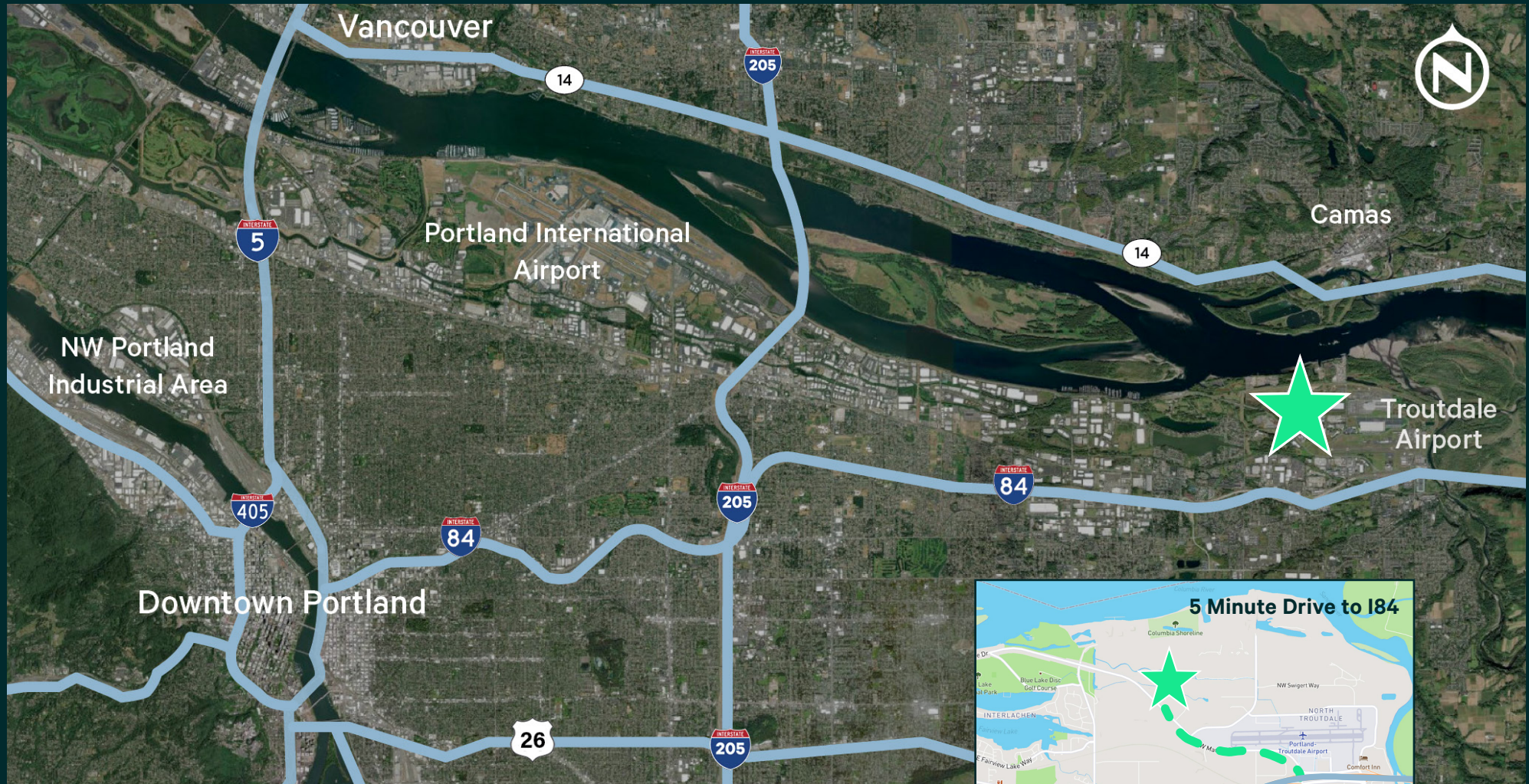
### Highlights

- + 2.5 acres
- + Sublease expires June 30, 2030
- + Gravel lot, fully fenced
- + Zoned GI (General Industrial) – City of Troutdale
- + Ideal location on Marine Drive, 1 mile from I-84 interchange



# Industrial | Land For Sublease

3601 NW Marine Drive, Troutdale, OR 97060



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