

FOR LEASE

# SWAN ISLAND INDUSTRIAL/ MANUFACTURING FACILITY

*Rare Freestanding Industrial Opportunity Close to Portland City Center*

5617 N. BASIN AVE, PORTLAND, OR 97217

*Swan Island Basin*

SUBJECT  
PROPERTY

N BASIN AVE

KIDDER.COM

km Kidder  
Mathews

5617 N BASIN AVE

*Site is fully secured with perimeter fencing.  
Exclusive on-site parking surrounding building.*



*Rare Industrial Opportunity Close  
to Portland City Center.*

±98,369 SF freestanding concrete-tilt industrial building with ±5,600 SF office space.

Manufacturing infrastructure in place including pneumatic air lines, and heavy electrical distributed throughout the warehouse.

Clear height: 18' to 20' clear minimum - 19' to 21' between the columns.

13 Dock-High Doors (4 with Levelers) and 2 ramped grade-level doors.

3-bay drive-through truck maintenance shop attached to the building (6 Grade Doors).

The warehouse features separate restrooms with showers, lockers, and a breakroom for employees.

Electrical Capacity: Up to 4,000 amps 277/480v 3 phase power to the primary building currently.

Additional ±19,440 SF cross dock/warehouse building is available next door providing ability for company to control entire 7.78 AC campus and all the parking and fenced/paved yard area.

*±98,369 SF*

AVAILABLE

*CALL*

FOR LEASE RATE



# HIGHLY- ACCESSIBLE LOCATION

Close to University of Portland, PDX airport, and Legacy Emanuel Medical Center

Conveniently located near major confluences Interstate 5, 405, and 84

Easy for visitors to locate

**25 MIN**  
PDX AIRPORT

**15 MIN**  
PORTLAND CBD





*For more information on this property, please contact*

**STEVEN KLEIN**

503.221.2260

steven.klein@kidder.com

**PETER STALICK**

503.706.8180

peter.stalick@kidder.com

**BRENDAN MURPHY**

503.721.2705

brendan.murphy@kidder.com

**GENEVIEVE KLEIN**

503.221.2284

genevieveklein@kidder.com

**KIDDER.COM**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

