

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 9,500 SF office space.

Manufacturing infrastructure in place with heavy electrical service distributed throughout the building along with pneumatic air lines and other manufacturing infrastructure.

20'- 24' Clear height allows for either manufacturing and other warehouse uses.

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.

14 dock-high doors (4 with levelers) and 2 grade-level doors.

Truck maintenance shop attached to building with 3 drive-through bays.

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

*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







## 5617 N BASIN AVE

*For more information on  
this property, please contact*

**STEVEN KLEIN**  
503.221.2260  
[steven.klein@kidder.com](mailto:steven.klein@kidder.com)

**PETER STALICK**  
503.221.2272  
[peter.stalick@kidder.com](mailto:peter.stalick@kidder.com)

**BRENDAN MURPHY**  
503.721.2705  
[brendan.murphy@kidder.com](mailto:brendan.murphy@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.

