FOR SUBLEASE | ±186,116 SF | CUSHMAN & WAKEFIELD

3900 NE 158th Avenue, Portland, OR 97230



Flexible Sizing Options 10k+ | Above Standard Commission 7%

PROPERTY DETAILS

3900 NE 158th Ave, Portland, OR 97230

Sub-Market:	Wilkes / Airport Way	
Site Size:	11.17 Acre (486,565 SF)	
Total Space:	186,116 SF (2,492 SF Office)	
Base Rent:	Negotiable - Call for below Market Rates	
Lease Expiration:	6/30/2038	
Built:	1971, 1973, 1994 (3 Phases)	
Clear Height:	18' - 25'	
Power:	3 Phase, 4,800 Amps	
Sprinklers:	Yes (Wet)	
Dock Doors:	Thirteen (13)	
Drive-In Doors:	Four (4)	
Parking:	79 Auto Spaces	
Zoning:	IG (General Industrial)	

HIGHLIGHTS

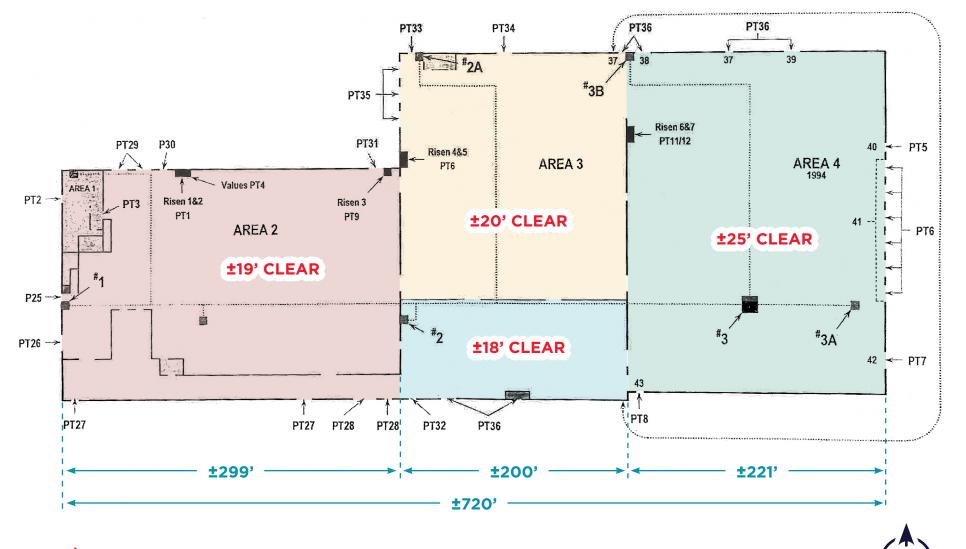
- Located along NE 158th @ intersection of Sandy Blvd
- Great access throughout the NE Airport Way area
- Multiple space sizes with varying clear heights
- Flexible options for 10,000 SF and above
- Easy Access to site with a variety of loading docks, drive-ins and rail spur-side doors
- Dedicated lot with abundant on-site parking
- Located near several bus stops & just 1.25 Miles to I-84 access and 5.0 miles to PDX International Airport

LOCAL DEMOGRAPHICS

ATTRIBUTE	1 Mile	2 Mile	3 Mile
Population: 2024	7,774	30,330	93,413
Median Age	47.3	42	39.7
Daytime Employees	5,715	19,448	39,334
Businesses	341	1,425	4,297
Median Home Value	\$416,756	\$412,585	\$387,469
Average Household Income	\$80,693	\$80,950	\$79,665

* Demographics derived from CoStar for 3900 NE 158th Ave, Portland OR 97230

FLOOR PLAN | 3900 NE 158th Avenue, Portland, OR 97230





PROPERTY SITE MAP3900 NE 158th Avenue, Portland, OR 97230















JASON DE VRIES

Executive Director Direct +1 503 279 1732 Mobile +1 541 891 9639 jason.devries@cushwake.com

AARON WATT

Executive Managing Director Direct +1 503 279 1779 Mobile +1 503 819 7464 aaron.watt@cushwake.com

KEEGAN CLAY

Executive Director - MBA Direct +1 503 279 1704 Mobile +1 503 501 8398 keegan.clay@cushwake.com



200 SW Market St, Ste 200 Portland, OR 97201 +1 503 279 1700 | cushwake.com

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