

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

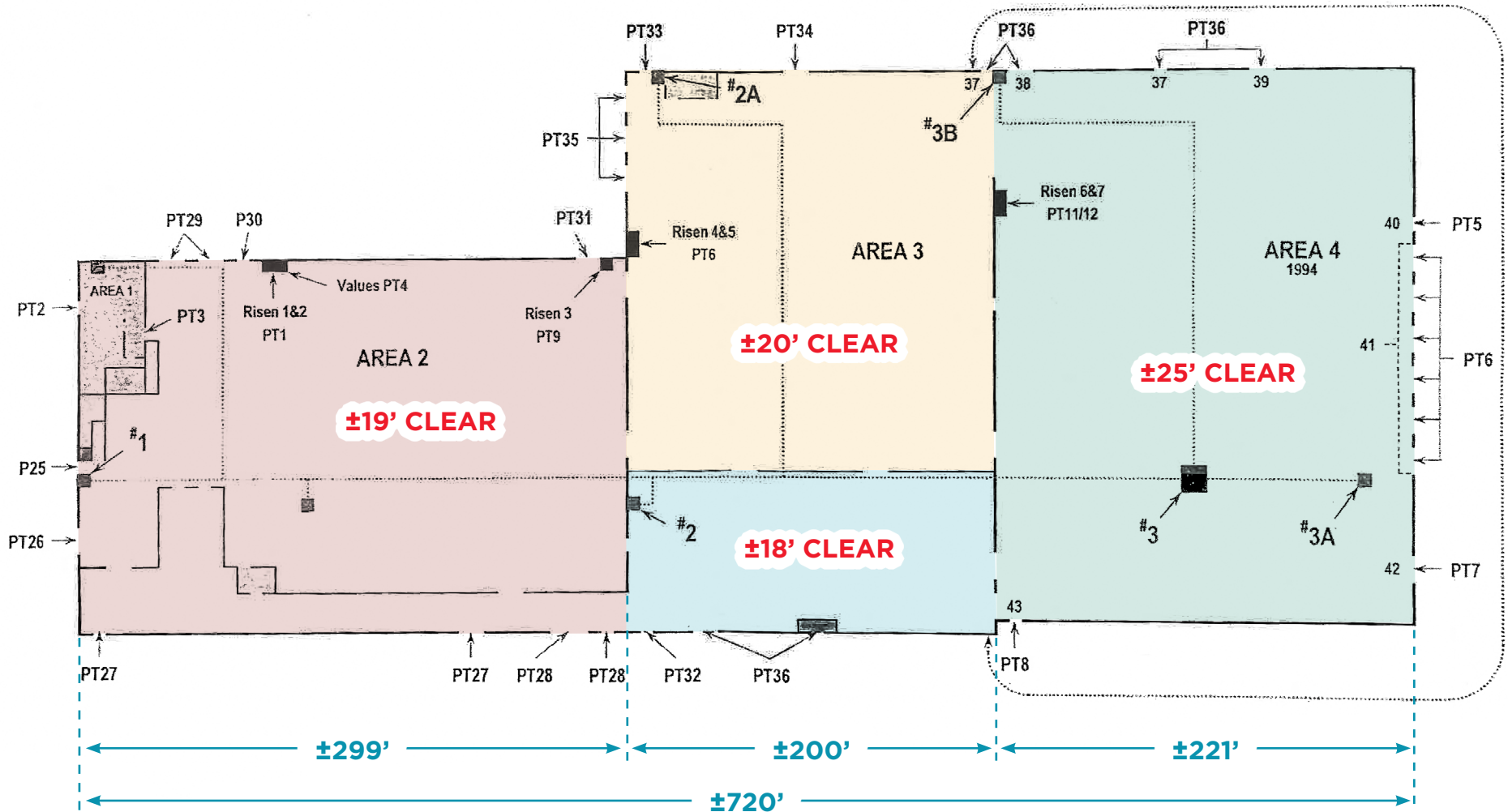
- Located along NE 158th @ intersection of Sandy Blvd
- Great access throughout the NE Airport Way area
- Multiple space sizes with varying clear heights
- Flexible options for 10,000 SF and above
- Easy Access to site with a variety of loading docks, drive-ins and rail spur-side doors
- Dedicated lot 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

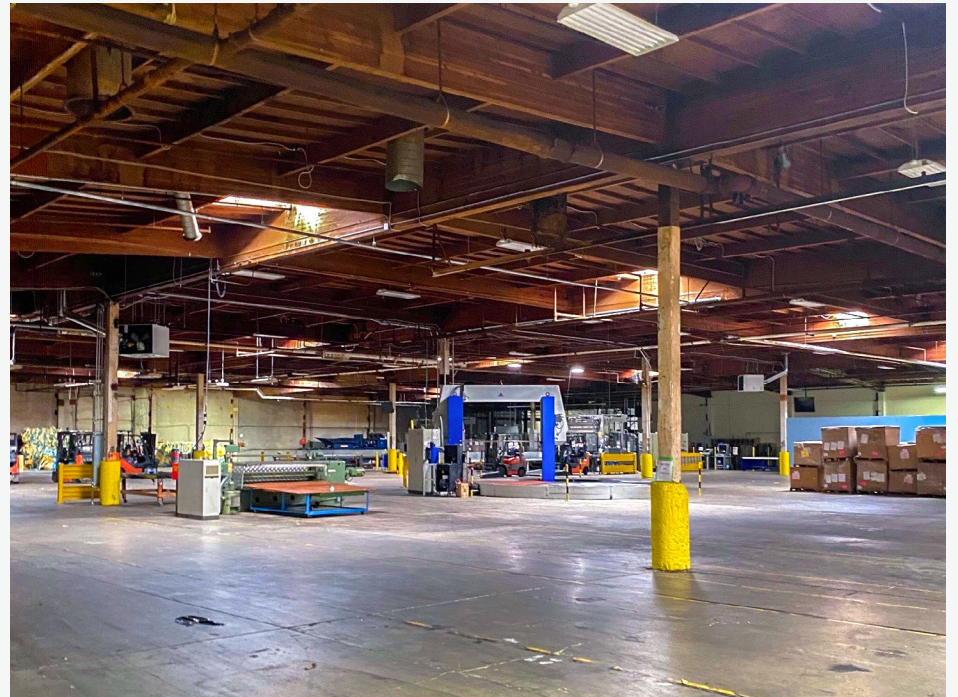
**Demographics derived from CoStar for 3900 NE 158th Ave, Portland OR 97230*

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



PROPERTY SITE MAP | 3900 NE 158th Avenue, Portland, OR 97230







**NOTABLE AREA
DISTRIBUTION & MANUFACTURING**

1	Costco Wholesale
2	Brighton-Best International
3	Javelin Logistics
4	The Home Depot Distribution Center
5	WCP Solutions
6	Cameron Distribution Center
7	Pella Windows
8	Boeing

REGIONAL MAP





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