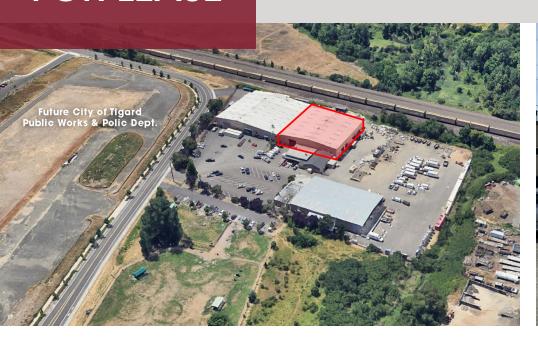


FOR LEASE





Ground Zero location for SW Portland at the intersection of Highway 217 and I-5.

PROPERTY HIGHLIGHTS

- · Clear Height: 21-25 feet
- · Sprinkled building
- 3 oversized street level doors
- · Rail possible
- · Yard area on the side of the building



PROPERTY DESCRIPTION

Street level doors are 20' wide. Site is partially in the 100 year flood plain. It is directly across the street from new city offices being built. Roof was redone in 2016.

OFFERING SUMMARY

Lease Rate:	Contact Broker
Estimated NNN:	\$0.15/SF/month
Available SF:	21,750 SF
Office Size:	5,500 SF



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