



FOR LEASE

# Freestanding Industrial Facility Near PDX

6136 NE 87TH AVE, PORTLAND, OR 97220



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### FEATURES

**79,800 SF** concrete tilt Industrial building formerly used for manufacturing

**8,700 SF** recently updated office space

**8,700 SF** mezzanine storage/production area above office

**20'** to **21'8"** clear height

**9 DOCK** doors and 1 grade door

**LARGE** fenced parking/yard storage area behind building

**MANUFACTURING** infrastructure in place including heavy electrical capacity and distribution, pneumatic air lines

**WIDE OPEN** building could be used for manufacturing or warehouse/distribution

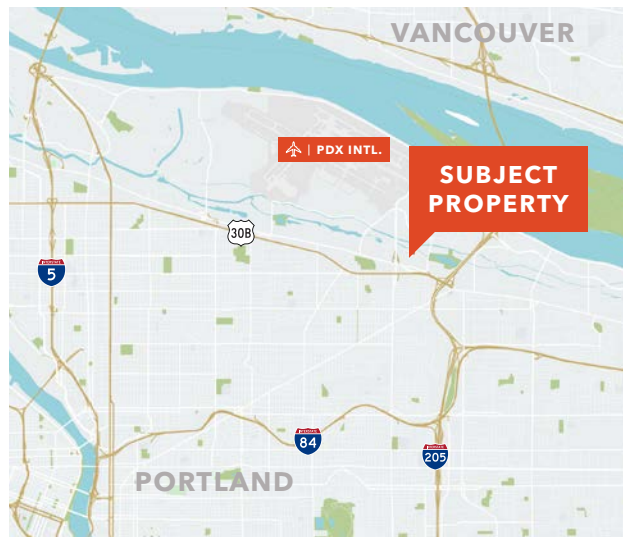
**RAIL** served

**RATE:** call for rates

**AVAILABILITY DATE:** August 1, 2022

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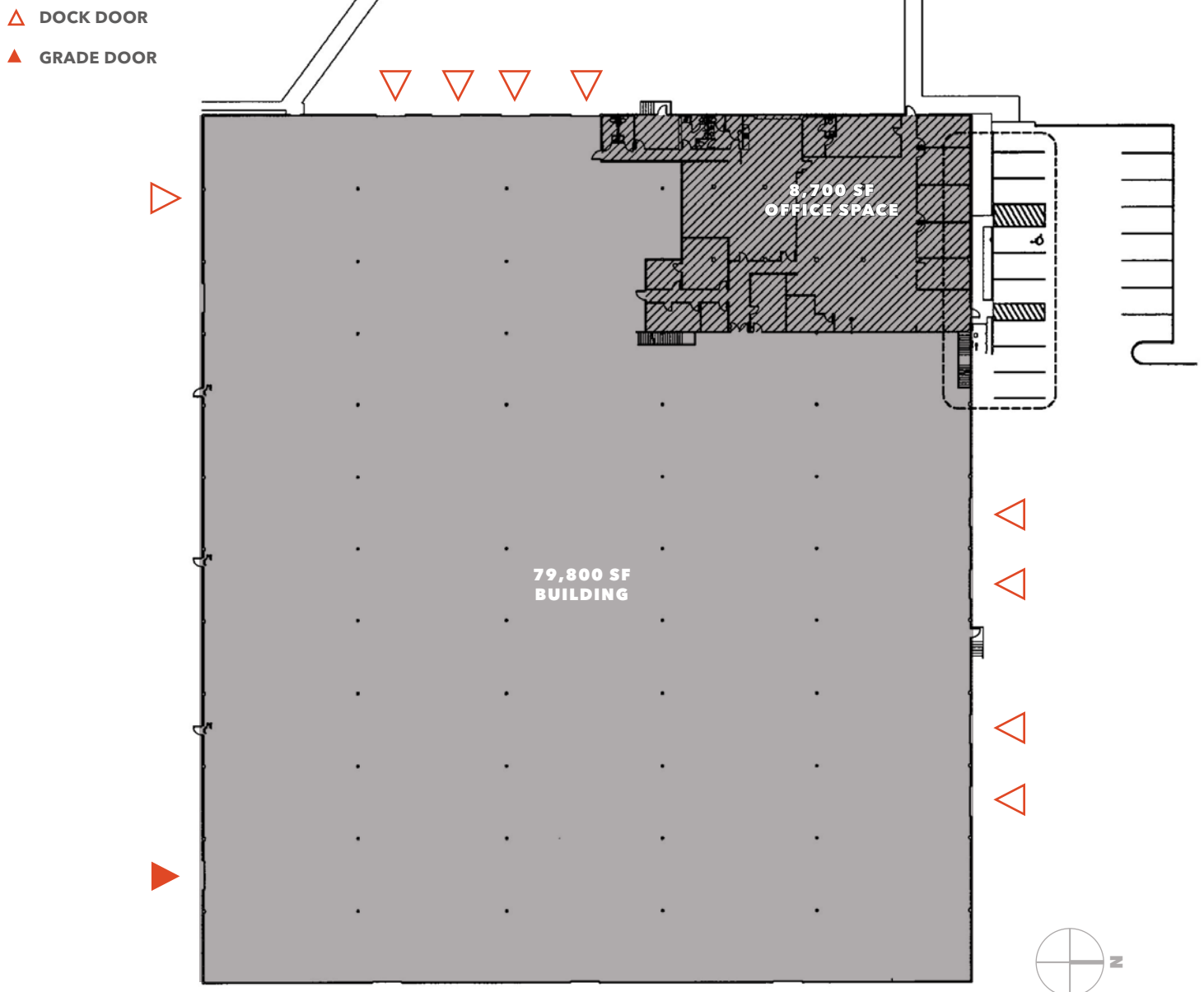
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## Floor Plan



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