



FOR SALE / LEASE

6121 NORTH CUTTER CIRCLE

PORTLAND, OR 97217

TODD COLLINS

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PROPERTY DESCRIPTION

Originally designed for multiple occupants, the offering allows users to occupy all or a portion of the building while leasing out any excess space. The property is occupied by Daimler Trucks North America through the end of 2026.

PROPERTY HIGHLIGHTS

- Multi-Tenant capability with 17,058 SF of total office space, including 9,811 SF on the ground floor and an additional 7,246 SF on the second floor.
- Existing office workstations available
- (6) docks and (4) grade level doors.
- Large 3.04 acre site with truck court and ample parking.
- Excellent close-in location with immediate access to I-5 and CBD

OFFERING SUMMARY

Sale Price:	\$7,200,000
Lease Rate:	Call Brokers for Rates
Available SF:	41,027 SF



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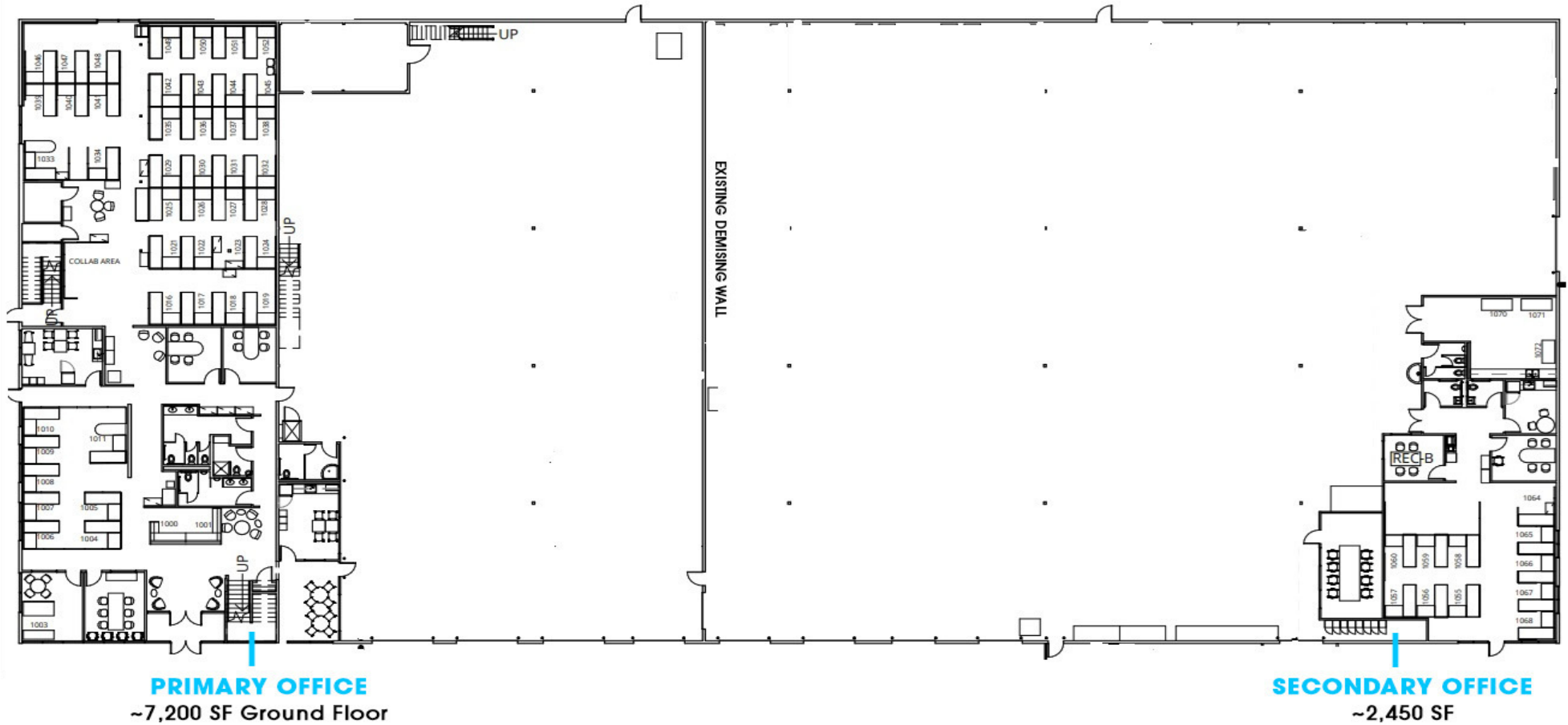
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First Floor Building Layout

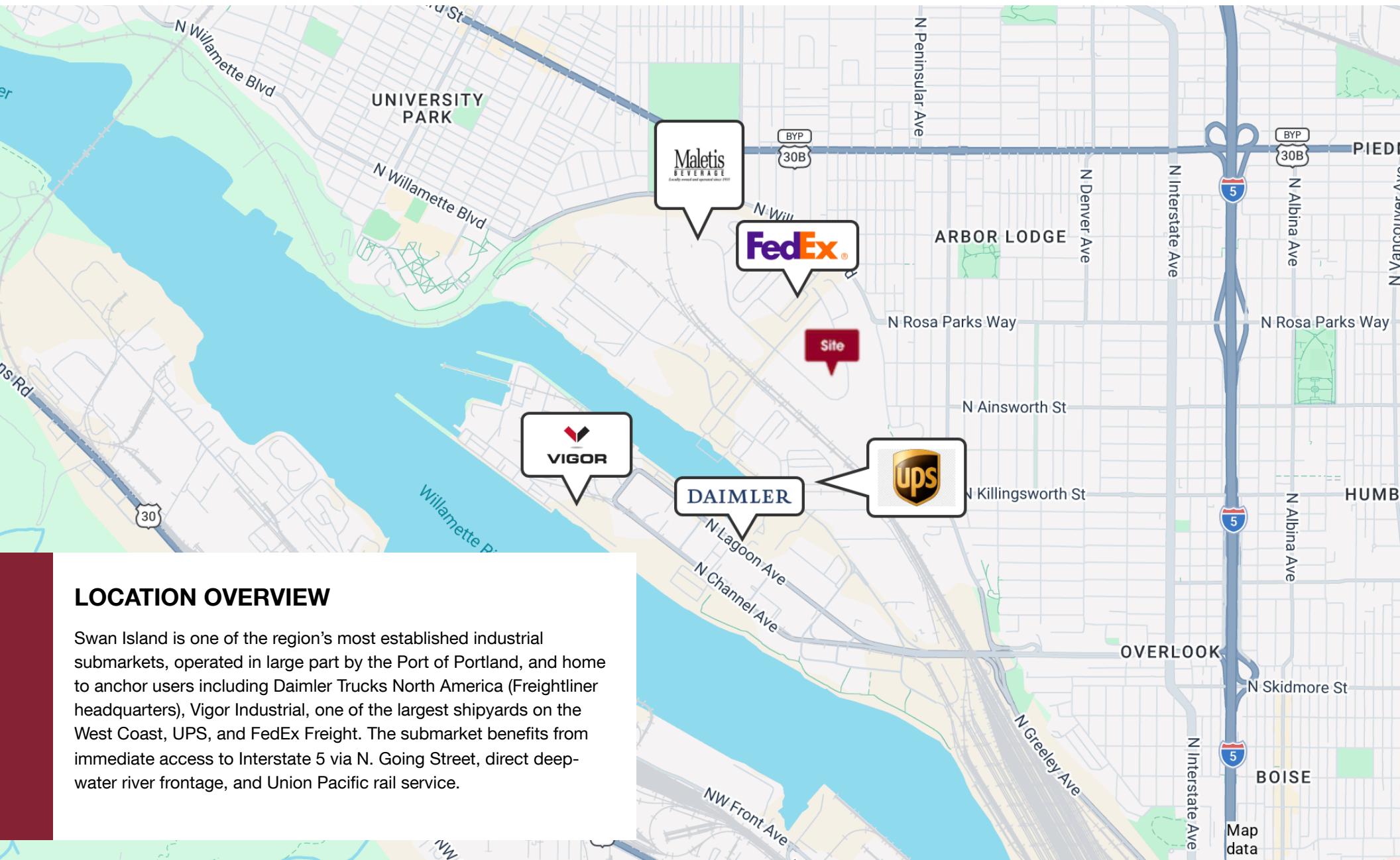


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LOCATION OVERVIEW

Swan Island is one of the region's most established industrial submarkets, operated in large part by the Port of Portland, and home to anchor users including Daimler Trucks North America (Freightliner headquarters), Vigor Industrial, one of the largest shipyards on the West Coast, UPS, and FedEx Freight. The submarket benefits from immediate access to Interstate 5 via N. Going Street, direct deep-water river frontage, and Union Pacific rail service.

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