

# Warehouse For Lease

12055 NE Glenn Widing Drive  
Portland, OR 97220



## Property Details

Available SF: 5,037  
Lease Type: NNN  
Lease Rate: \$11.13  
Year Built: 2007  
Zoning: IG2  
Parking: 20 spaces

## Property Description

This very clean, well-maintained industrial building offers 4,200 square feet of warehouse space, 725 square feet of office space, 2 restrooms and 2 rollup bay doors. Strategically located near the Portland International Airport, making it a vital center for air cargo, warehousing, transportation, and distribution. This industrial area is well-served by major highways like I-205 and I-84, which makes it a prime location for businesses that need easy access to transportation networks.



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## LEASING

| Warehouse Size    |                     |
|-------------------|---------------------|
|                   | 4200 sq ft          |
| Office Size       | 725                 |
| Number of Offices | 1                   |
| Bathrooms         | 2                   |
| Roll Up Doors     | 2                   |
| Lease Rate        | \$11.13 sq ft + NNN |

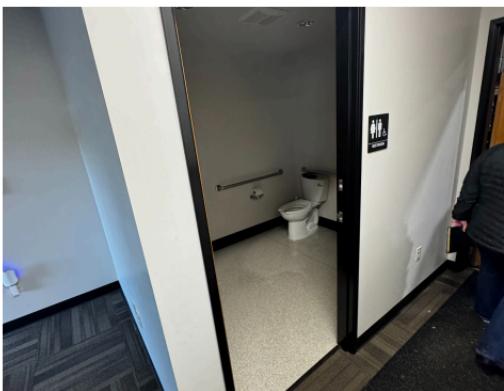
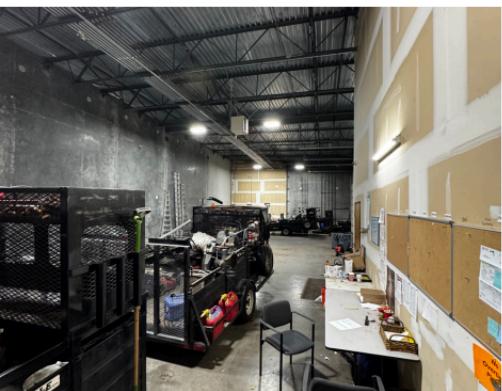


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## INTERIOR

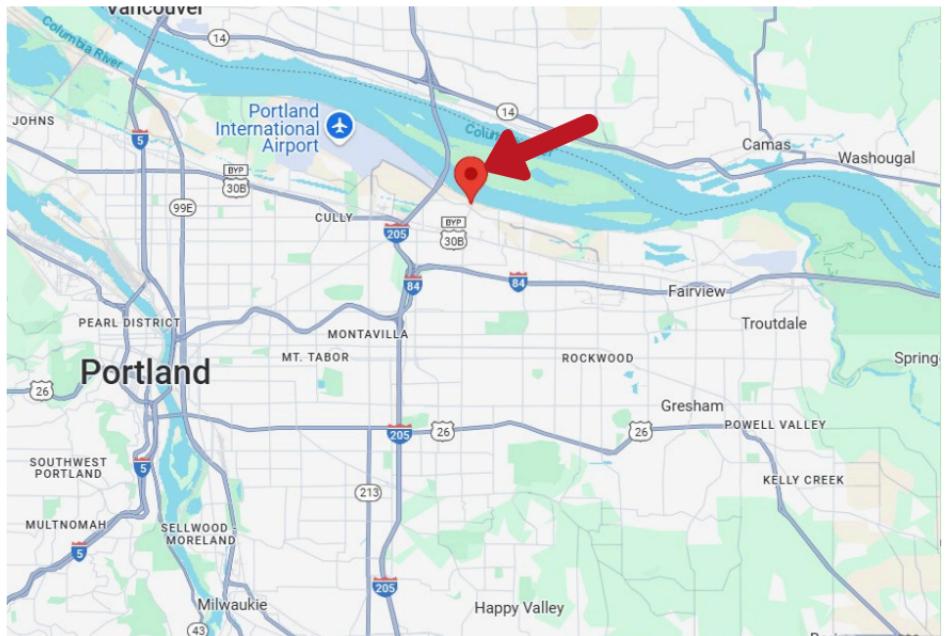


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## LOCATION MAP



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# Light Industrial For Sale

## REGIONAL INFORMATION

### ABOUT PORTLAND, OR

**Population:** 630,498 (2023)

The industrial area around Portland International Airport (PDX) is a key commercial and logistics hub. This part of Portland is strategically located, making it a vital center for air cargo, warehousing, transportation, and distribution. The area is known for its mix of industrial, commercial, and some light manufacturing businesses. Here are some highlights about the industrial area surrounding Portland International Airport:

#### 1. Air Cargo & Logistics

- Portland International Airport serves as a critical air cargo hub in the Pacific Northwest. The airport itself has extensive cargo facilities for shipping goods both domestically and internationally. Companies that specialize in logistics, distribution, and air freight are prevalent in the industrial area nearby.
- This makes the area a key point for shipping and receiving goods, with many warehouses and distribution centers strategically placed around the airport to capitalize on its proximity.

#### 2. Transportation & Accessibility

- The industrial area is well-served by major highways like I-205 and I-84, which makes it a prime location for businesses that need easy access to transportation networks.
- Additionally, the Port of Portland (the city's waterfront industrial area) is not far from the airport, facilitating both air and sea-based logistics operations.

#### 3. Warehousing & Distribution

- Many large warehouses and distribution centers populate the area, providing storage for products, materials, and goods that are either waiting to be shipped out by air or truck or are being stored for long-term needs.
- The proximity to the airport also benefits e-commerce companies and businesses that rely on quick shipping and inventory management.

#### 4. Manufacturing & Light Industry

- The area also hosts some manufacturing facilities, particularly those focused on light industrial activities. Companies in this region may include tech firms, automotive suppliers, and food production or packaging companies.
- This part of Portland is also home to some specialized manufacturing companies that produce goods for industries like aerospace, technology, and construction.

#### 5. Airport Expansion & Development

- Over the years, there have been efforts to expand PDX and improve its infrastructure. This has spurred development in the surrounding industrial areas. New office spaces, business parks, and other commercial buildings are being constructed to meet the growing demand for space in this critical location.
- There's also been some focus on sustainability, with companies in the area working to implement green building practices and energy-efficient technologies.

#### 6. Nearby Business Parks & Offices

- There are several business parks and office spaces in the area, catering to both local and national companies.



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COMMERCIAL REAL ESTATE

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