



FOR SUBLEASE

TURNKEY MANUFACTURING WAREHOUSE AVAILABLE

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**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES



PROPERTY DESCRIPTION

This 220,238 SF building is one of the largest industrial buildings available in the Portland area. The building is easily divided into two roughly 100,000 SF sections; each side has dock and grade loading. One half of the building is a heavy manufacturing facility with a 3-ton bridge crane, heavy power, 5,000 SF of office and breakroom/restrooms for a 100-person workforce.

One half of the building is a fully self-contained modern warehouse with 25-26' clear height, 10 dock doors, and 4 grade doors. The warehouse area has a small office and employee breakroom/restrooms.

PROPERTY HIGHLIGHTS

- Divisible into two sections, approximately 100,000 SF each for manufacturing/warehouse.
- Approximately 4000 amps of power at 408 V.
- Approximately a 2-hour drive to the Google/Amazon/Facebook data center cluster in Morrow County, OR.

OFFERING SUMMARY

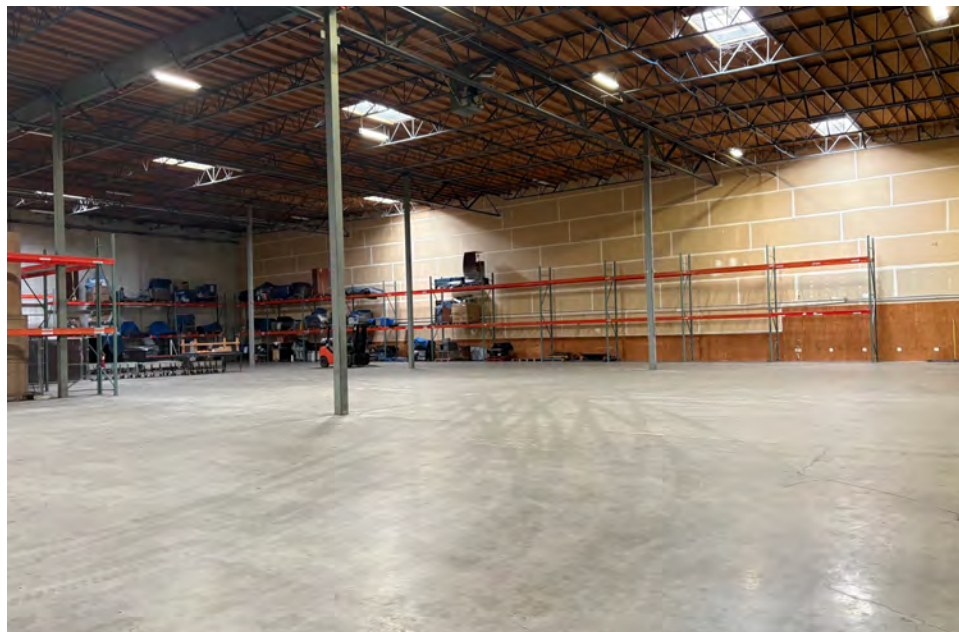
Lease Rate:	Contact Brokers
Available SF:	220,238 SF
Office Space:	5,000 SF
Loading:	10 Dock Doors / 4 Grade Doors

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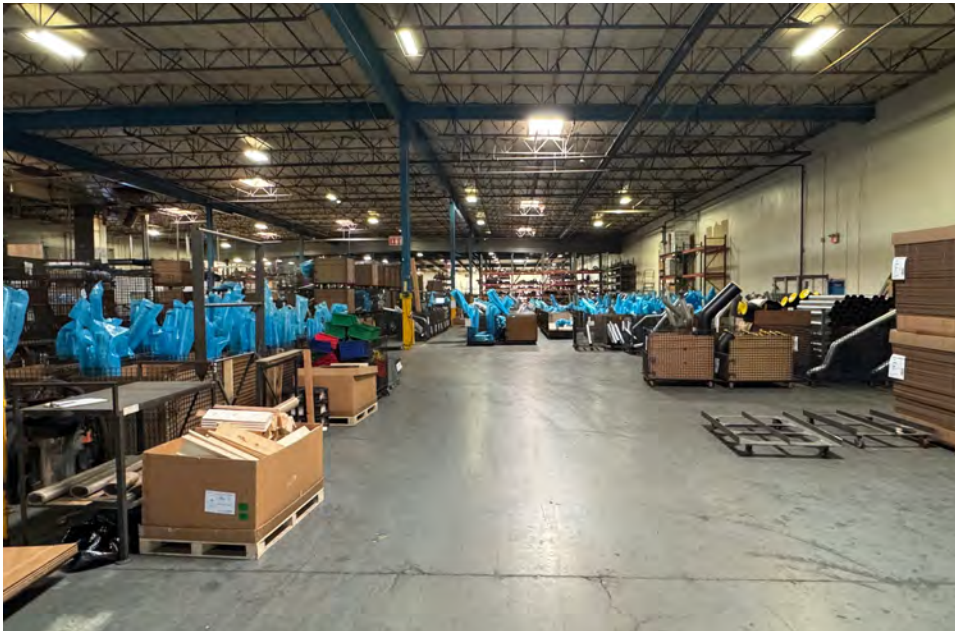


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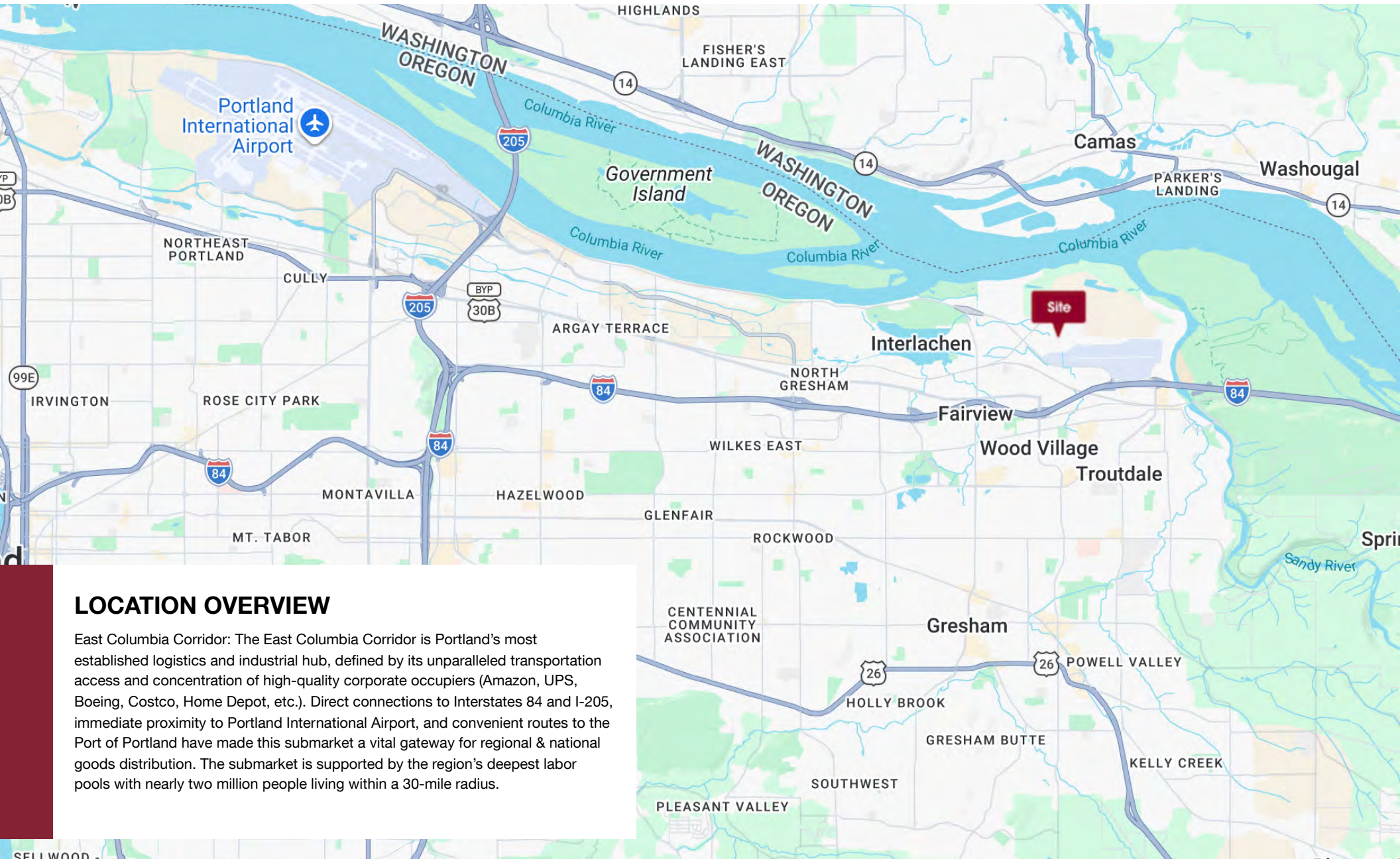


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LOCATION OVERVIEW

East Columbia Corridor: The East Columbia Corridor is Portland's most established logistics and industrial hub, defined by its unparalleled transportation access and concentration of high-quality corporate occupiers (Amazon, UPS, Boeing, Costco, Home Depot, etc.). Direct connections to Interstates 84 and I-205, immediate proximity to Portland International Airport, and convenient routes to the Port of Portland have made this submarket a vital gateway for regional & national goods distribution. The submarket is supported by the region's deepest labor pools with nearly two million people living within a 30-mile radius.

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