

FORMER COLUMBIA STEEL SITE

10425 N BLOSS AVE, PORTLAND, OR 97203



FOR LEASE



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THE SITE

One-of-a-kind industrial land opportunity within the Portland Metro region for users and developers. 76.34 acres of flat industrial land, heavily paved and graded. Once home to the oldest steel foundry west of the Mississippi River, Columbia Steel, for over 120 years, the site features heavy infrastructure, including an on-site electrical substation, rail service on a Union Pacific (UP) mainline, up to 12” natural gas service lines, and proximity to I-5, Portland, and Vancouver, WA. Electronic fencing was recently installed around the property’s perimeter.

THE HIGHLIGHTS

- Large scale
- Rail served
- Heavy power (on-site substation)
- Heavy natural gas
- Brand new perimeter fence system

OFFERING SUMMARY

Available Yard:	2 - 47 Acres
Lease Rate:	\$0.15/SF/month
Lease Type:	Gross

ALLOWED USES



MANUFACTURING
& PRODUCTION



WAREHOUSE
& FREIGHT



INDUSTRIAL
SERVICE



RAILYARDS



STORAGE/
SELF-STORAGE



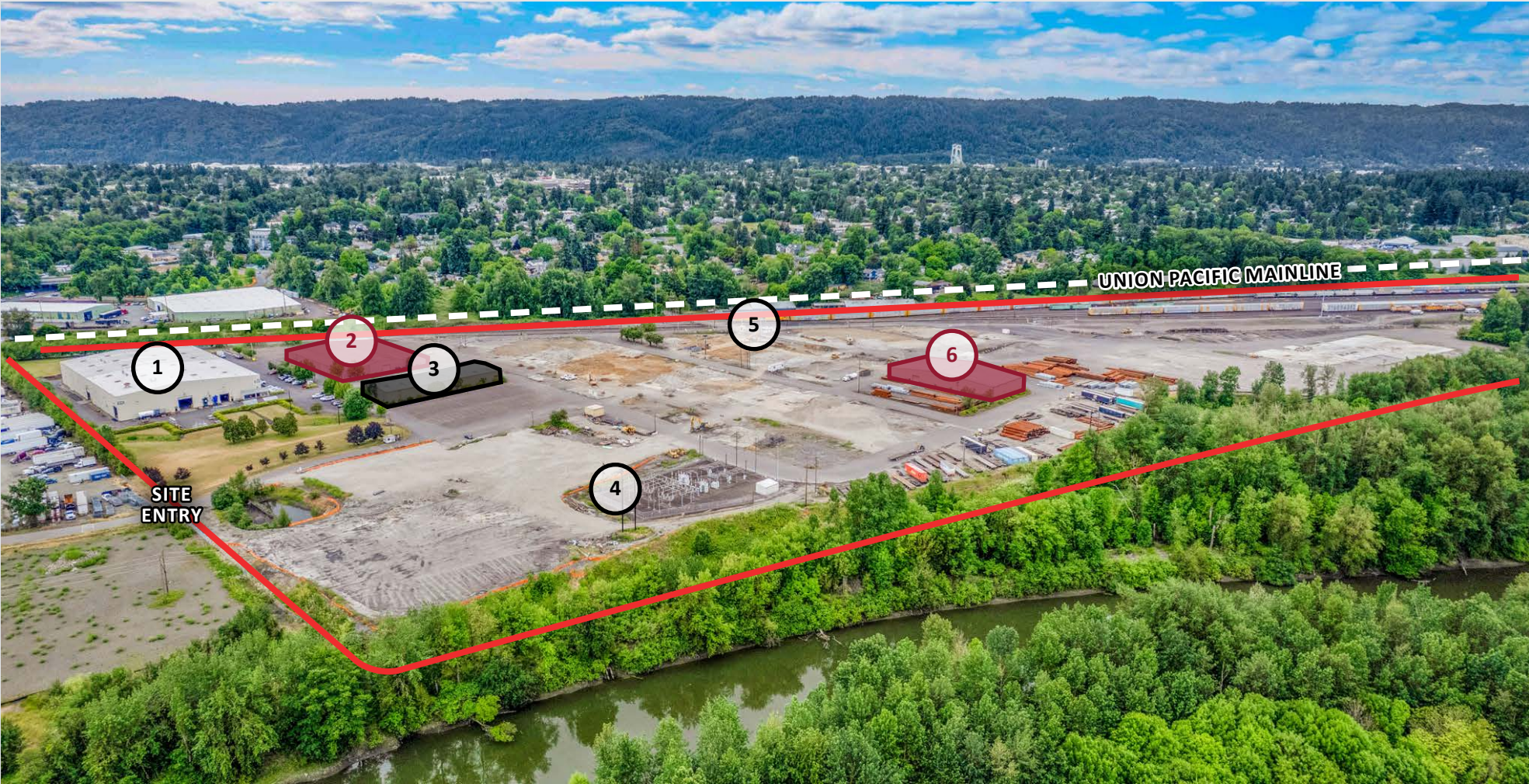
UTILITIES



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1	Leased to Swan Island Sheet Metal	2	Available at \$0.50/SF (NNN) Approx. 35,000 SF	3	Leased Approx. 16,000 SF
4	On-site Substation 13MW+ with potential for more	5	12" Natural Gas Line	6	Available at \$0.50/SF (NNN) Approx. 20,000 SF



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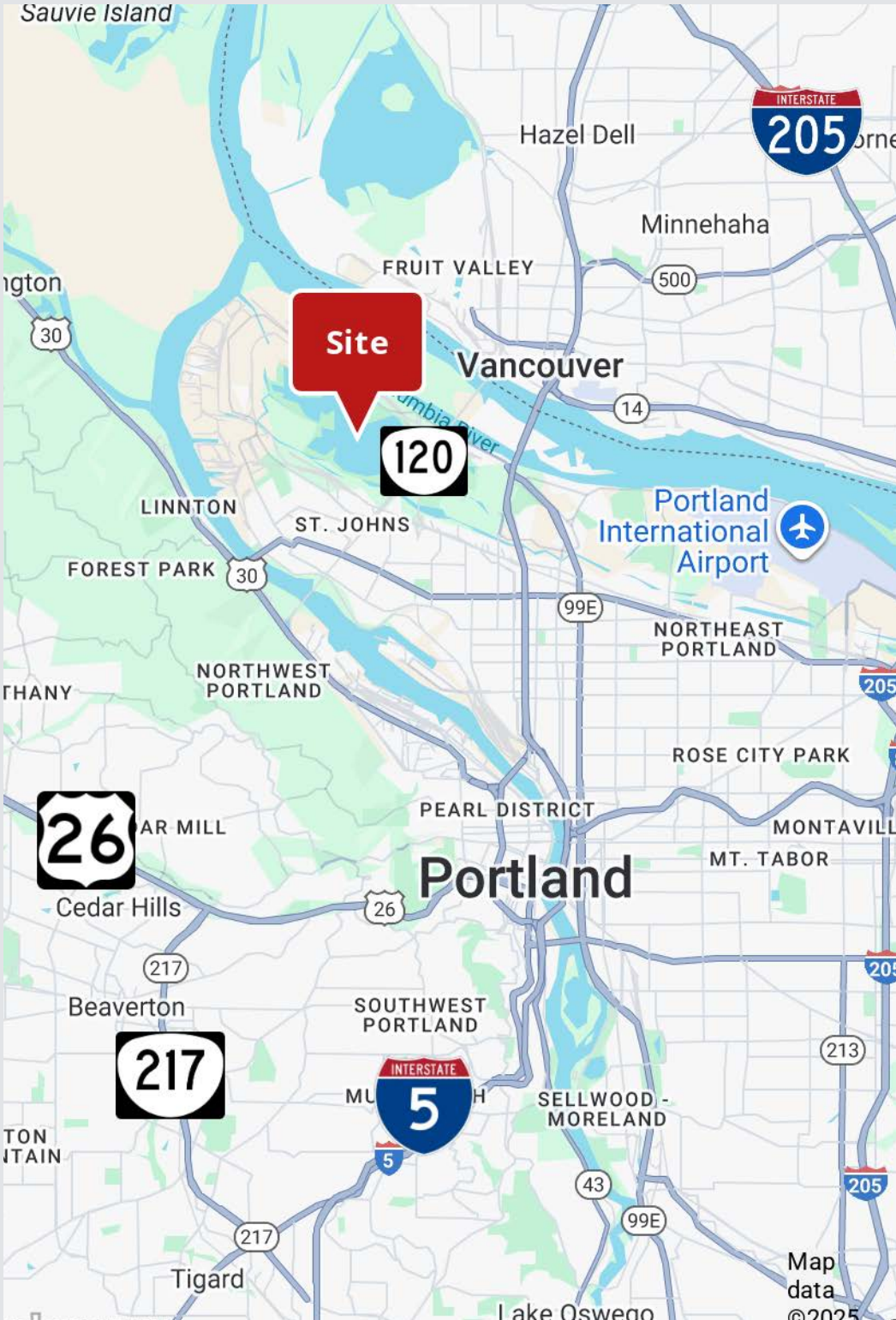
[Click here to read more history on the Columbia Steel Site.](#)

THE LOCATION

Centrally located less than 15 minutes from I-5, Hwy 120, Vancouver, Portland, and both the Columbia and Willamette Rivers, and about 20 minutes from PDX, with direct rail service via the UP mainline.

DRIVE TIMES

Union Pacific Rail	Direct service
Highway 120	Direct access
Interstate 5	7 min
Vancouver, WA	11 min
Portland City Center	15 min
Portland International Airport	21 min



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Building 2 Interior



Building 6 Interior