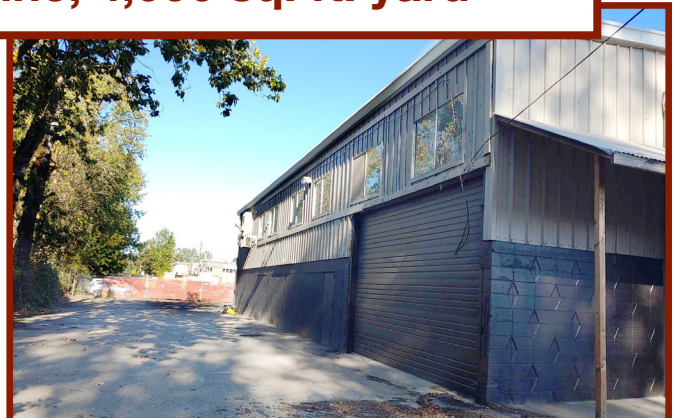


FOR LEASE

6,650 sq. ft. Warehouse Shell
3,000 sq. ft. Mezzanine, 4,000 sq. ft. yard



Location:

3730 N. Suttle Road, Portland, Oregon at the intersection of N. Suttle Road, N. Portland Road and N. Marine Drive, one mile west of I-5 at the N. Marine Drive exit, adjacent to Port of Portland T-5 and T-6.

Zoning:

HI (Heavy Industrial), City of Portland

Shell Area:

6,650 sf

Office Area:

3,000 sf mezzanine office / showroom / production area

Clearance:

18.5 ft. at eaves to 24 ft. at centerline

Electrical:

400 Amps, 208 Volt, 3-phase

Loading:

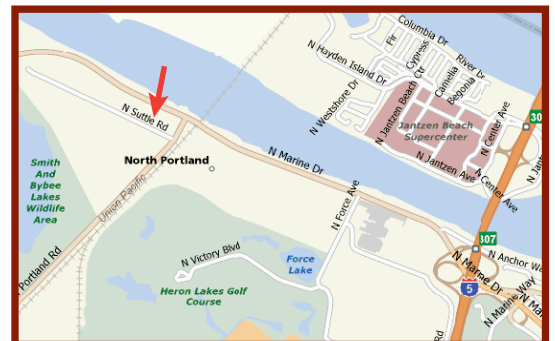
Grade level (18 ft. X 12 ft.)

Yard Area:

4,000 sf enclosed yard area.

Lease Rate:

\$5,000.00 per month NNN
(NNN's = \$1,573.59)



For further
information contact
Larry Conn at:
(503) 635-8668
lconn@jbcpx.com

JB JACKSON · BEALL · AND CONN · INC

This property is located in a Special Flood Hazard Area. Federal law requires that as a condition of obtaining federally related financing on most properties located in "flood zones", banks, savings and loan associations, and some insurance lenders must require that flood insurance be carried where the property, real or personal, is security for the loan.

The information herein is believed to be accurate but is not guaranteed by Jackson, Beall and Conn, Inc