

FOR LEASE

18,125 SQ. FT. WAREHOUSE/OFFICE
WITH OUTSIDE STORAGE YARD



Location:

3610 N. Suttle Rd., Portland, OR at the intersection of N. Suttle Rd., N. Portland Rd., and N. Marine Dr.
One mile west of I-5 at N. Marine Dr. exit.
Adjacent to Port of Portland T-5 and T-6.

Zoning:

HI (Heavy Industrial),
City of Portland

Building "A"

Shell area: 18,125 sq. ft.
Office area: 2,500 sq. ft.
Clearance: 18 ft. to 16 ft.
Electrical: 400 Amp, 240Volt, 3-phase
Sprinklered: Yes (Dry System)
Loading: (2) Dock height w/ramp for grade level access.
Yard Area: Approx. 2,500 sq. ft. surfaced yard.
Lease rate: \$.27/sq. ft./mo. NNN (NNN's = \$.1022/sq. ft./mo.)

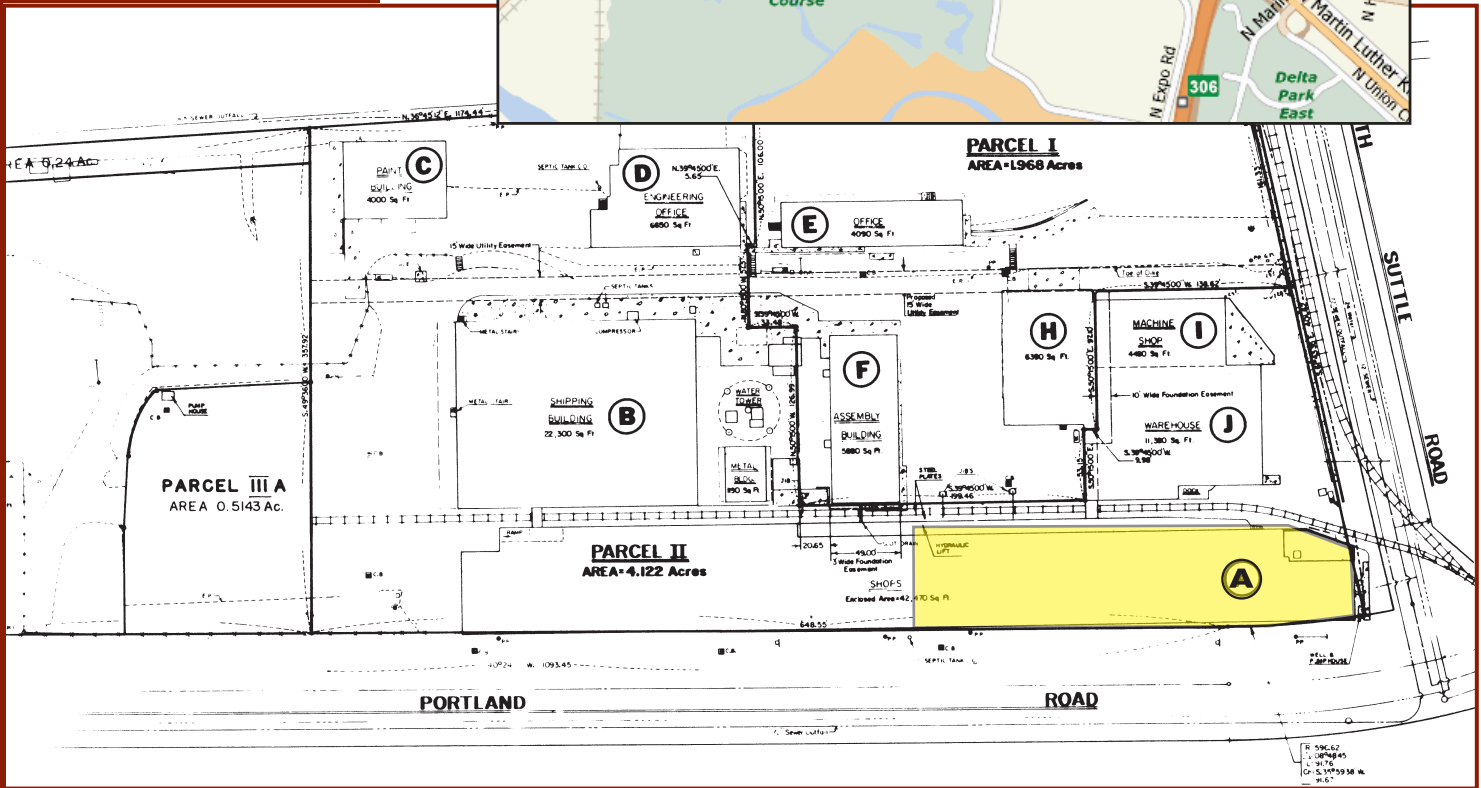
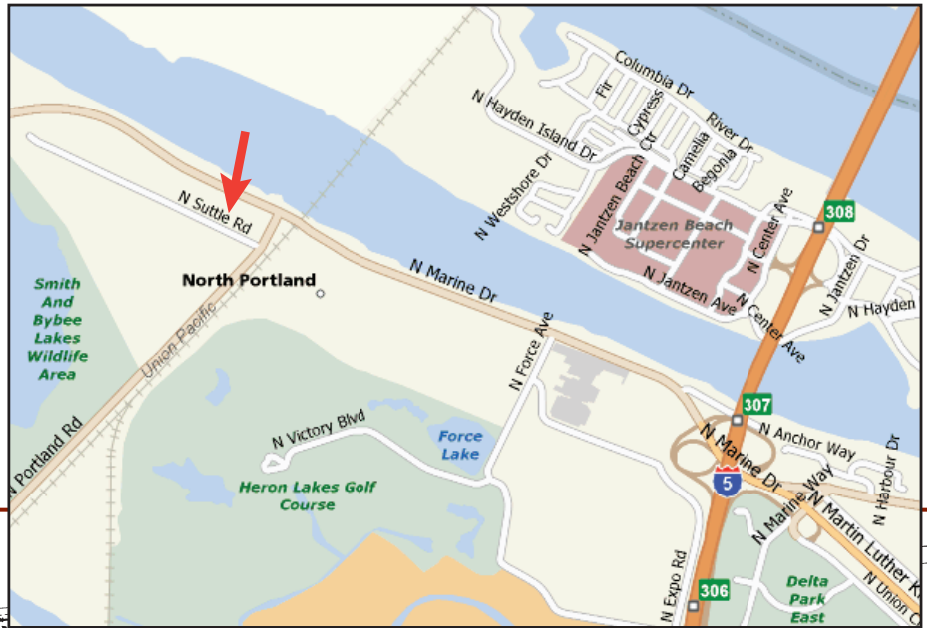


For further
information contact
Larry Conn at:
(503) 635-8668
Lconn@jbcpdx.com

 **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



For further information contact

Larry Conn at:
 (503) 635-8668
 Lconn@jbcpx.com

