

STAND-ALONE DISTRIBUTION BUILDING

# FOR LEASE



17625 NE Sandy Blvd. | *Portland, OR*

## SITE SPECS & INFORMATION

- » Available January 1, 2020
  - » ± 126,388 Total SF (6.31 Acre Site)
  - » ± 7,050 SF Office
  - » ± 7,050 SF Mezzanine Storage
- » Loading:
  - » 14 Dock (12 w/ Levelers) – Covered Dock
  - » 3 Grade
- » New Roof in 2017 | Exterior Painted in 2016
- » 800 Amps of 480v 3-Phase Power
- » Enterprise Zone
- » Great Visibility from Sandy
- » Clear Height: 24'
- » Column Spacing: 54' x 40'
- » Skylights in Warehouse
- » Sprinklers: ESFR Sprinkler System
- » Lease Rate:
  - » Shell: \$0.50/SF
  - » Office: \$0.85/SF
  - » Estimated Operating Expenses: \$0.12/SF
- » Motion-Sensor Lighting

**DON OSSEY, SIOR**

*Principal*

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**TOM KNECHT**

*Associate Broker*

P. 503.542.2907

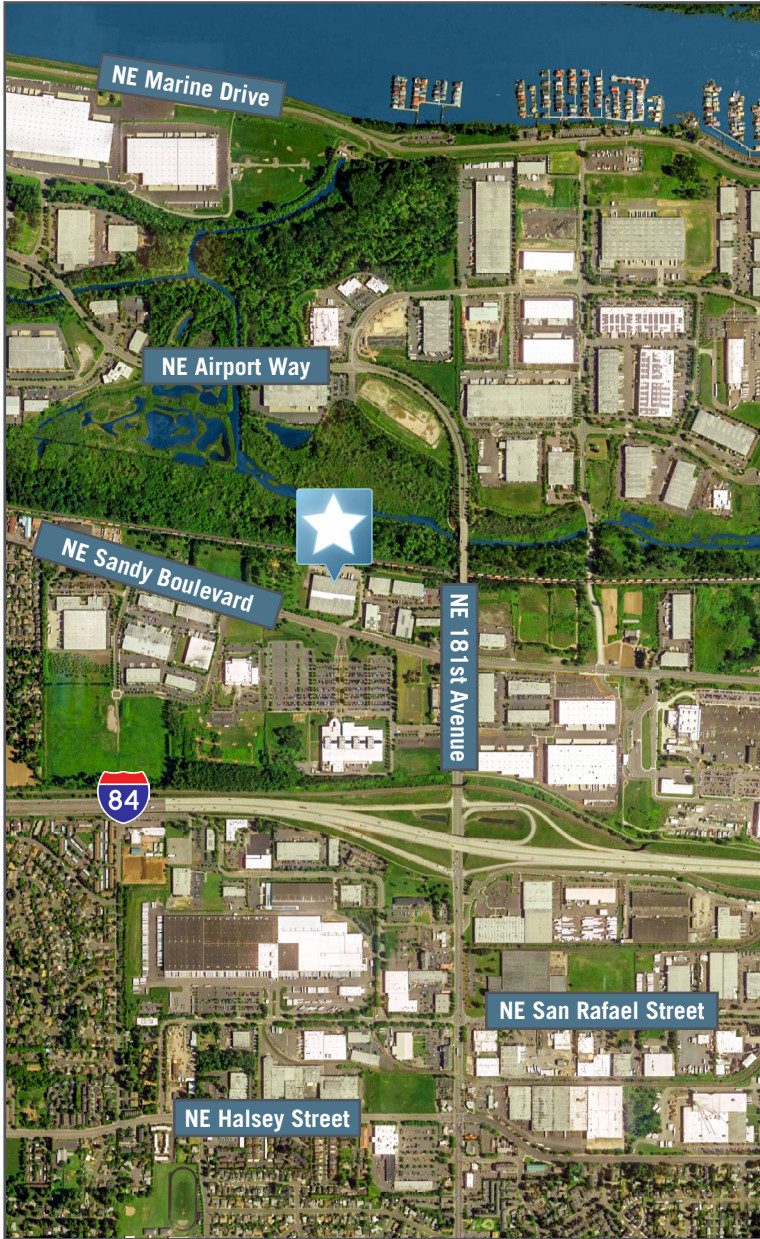
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CONTACT US

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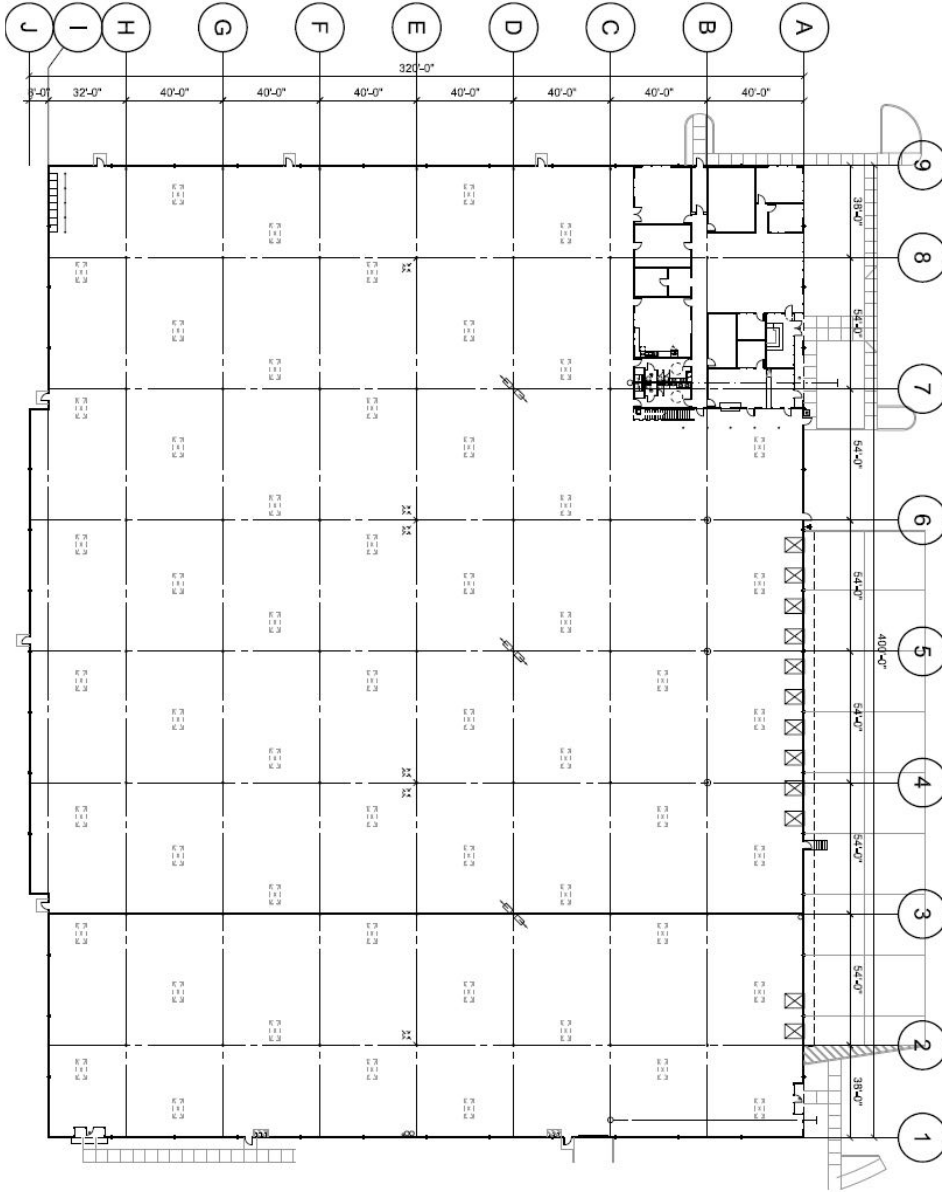
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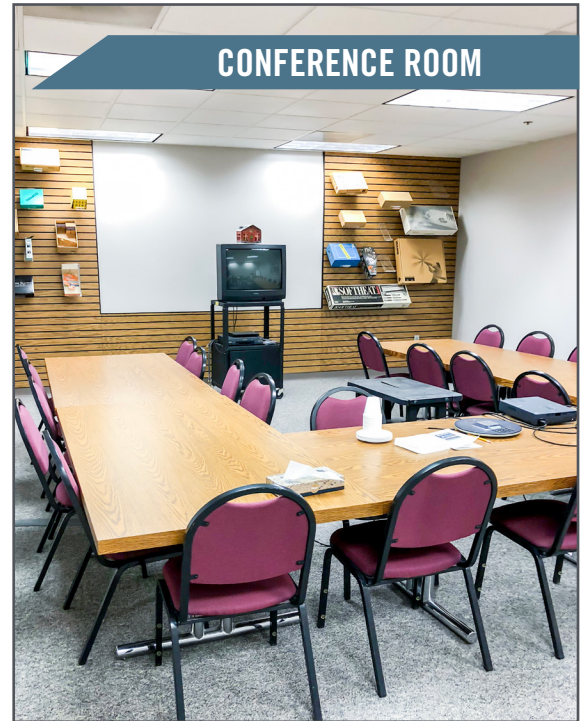
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BREAK ROOM



CONFERENCE ROOM



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