

INDUSTRIAL SPACE

FOR LEASE



SCHLESINGER
C O M P A N I E S

CAPACITY
COMMERCIAL GROUP^{LLC}



3530 NW St. Helens Road | *Portland, OR*

Close-In Functional Distribution Space

SITE SPECS

- » 10,038 SF
- » Ideal for Final Mile Distribution or Manufacturing
- » One (1) Dock Door
- » 17-19' Clear Height
- » 400 Amps of 480 Volt/ 3-Phase Power
- » Zoned IH - Industrial, City of Portland

INFORMATION

- » \$0.65/SF - Shell
- » NNN Expenses Estimated \$0.22/SF
- » Close Proximity to I-405 and Downtown
- » Column Spacing: 24' x 44'
- » Available Now
- » One (1) Restroom

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The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



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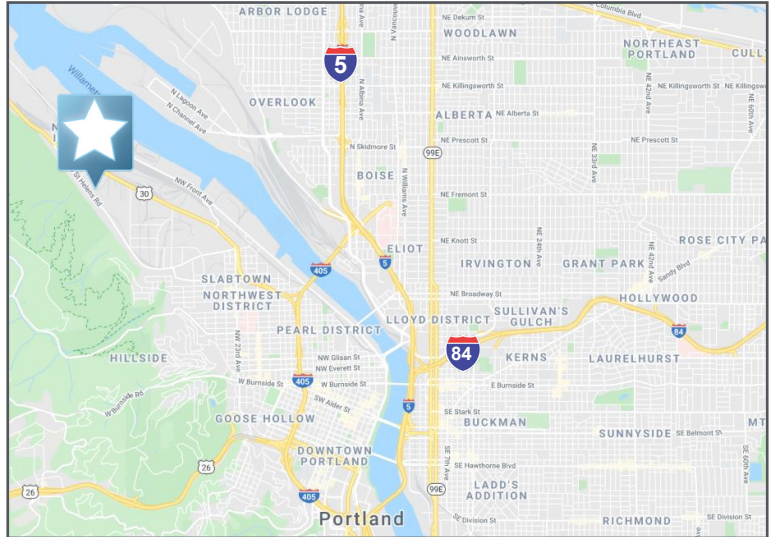
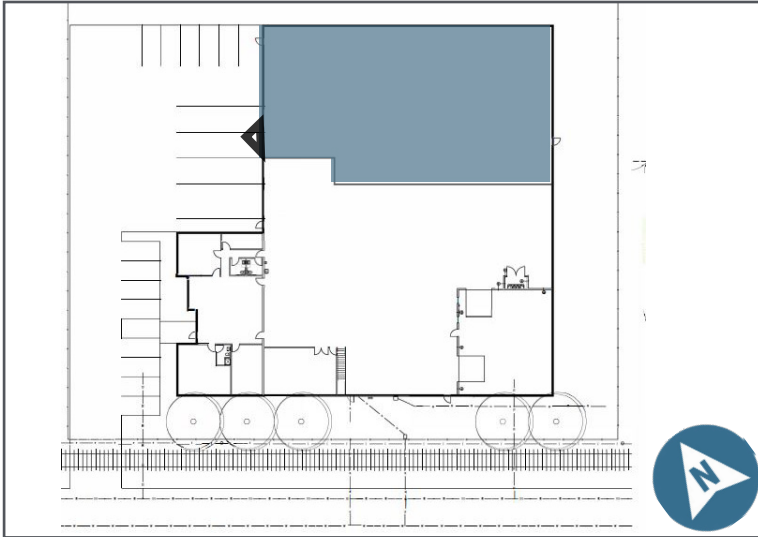
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