

# 209,909 SF

## Industrial Space For Lease



## Northwest Corporate Park 11

3601 NW Yeon Ave  
Portland, OR 97210 USA



### LOCATION

- Northwest Corporate Park is an 888,000 square foot industrial park and is the largest in the Northwest Portland/Guild's Lake area.
- The Park includes support services such as restaurants and a major bank. Located on Yeon Avenue with easy access to major freeways and the downtown core area.

### FACILITY

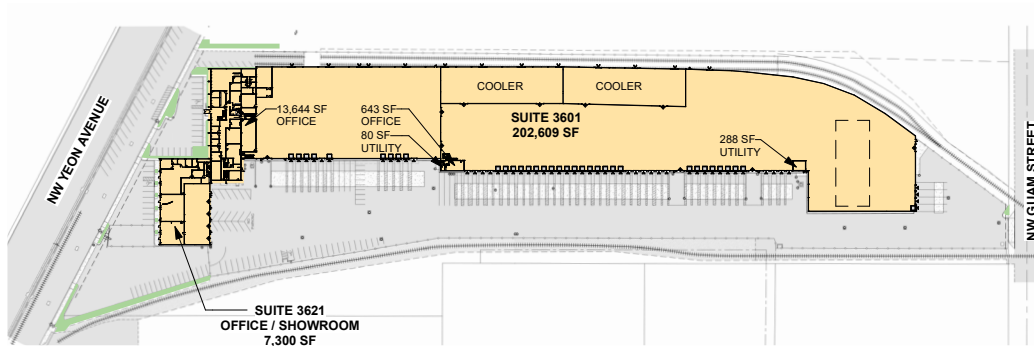
- Building #11 consisting of approximately 209,909 SF shell with 27,971 SF office, 7,300 SF of optional showroom/office
- Fifty four (54) dock doors, eight (8) grade ramp and thirteen (13) rail doors
- T-5 lighting
- 24'-25' clear height
- Fully sprinklered
- Approximately 25,000 SF of cooler space (19' clear)
- Call for rates

### ADVANTAGES AND AMENITIES

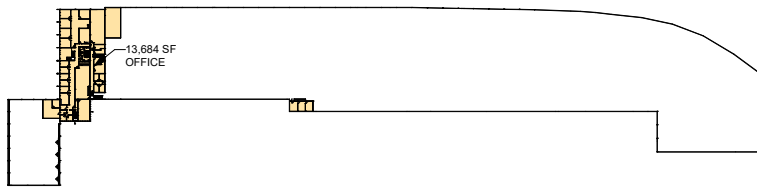
- Rare Big Box Warehouse in close-in location
- Direct access and visibility to high traffic Yeon Ave.
- Showroom/office can be split from warehouse/office

# 209,909 SF

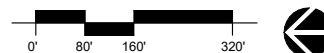
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GROUND FLOOR



SECOND FLOOR



### NORTHWEST CORPORATE PARK

PORTLAND, OR

### BUILDING 11

BUILDING FOOTPRINT: 209,909 SF  
1ST FLOOR OFFICE AREA: 14,287 SF  
1ST FLOOR OFFICE/SHOWROOM: 7,300 SF  
2ND FLOOR OFFICE AREA: 13,684 SF  
TOTAL OFFICE AREA: 35,271 SF

DOCK DOORS: 54  
DRIVE IN DOORS: 8  
RAIL DOORS: 13

#### LEGEND

- ◆ DRIVE IN DOOR
- ▼ DOCK DOOR
- ▼ RAIL DOOR
- AVAILABLE
- LEASED



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05/30/19

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