

PROLOGIS BROADMOOR

268,749 SF Industrial Space Available

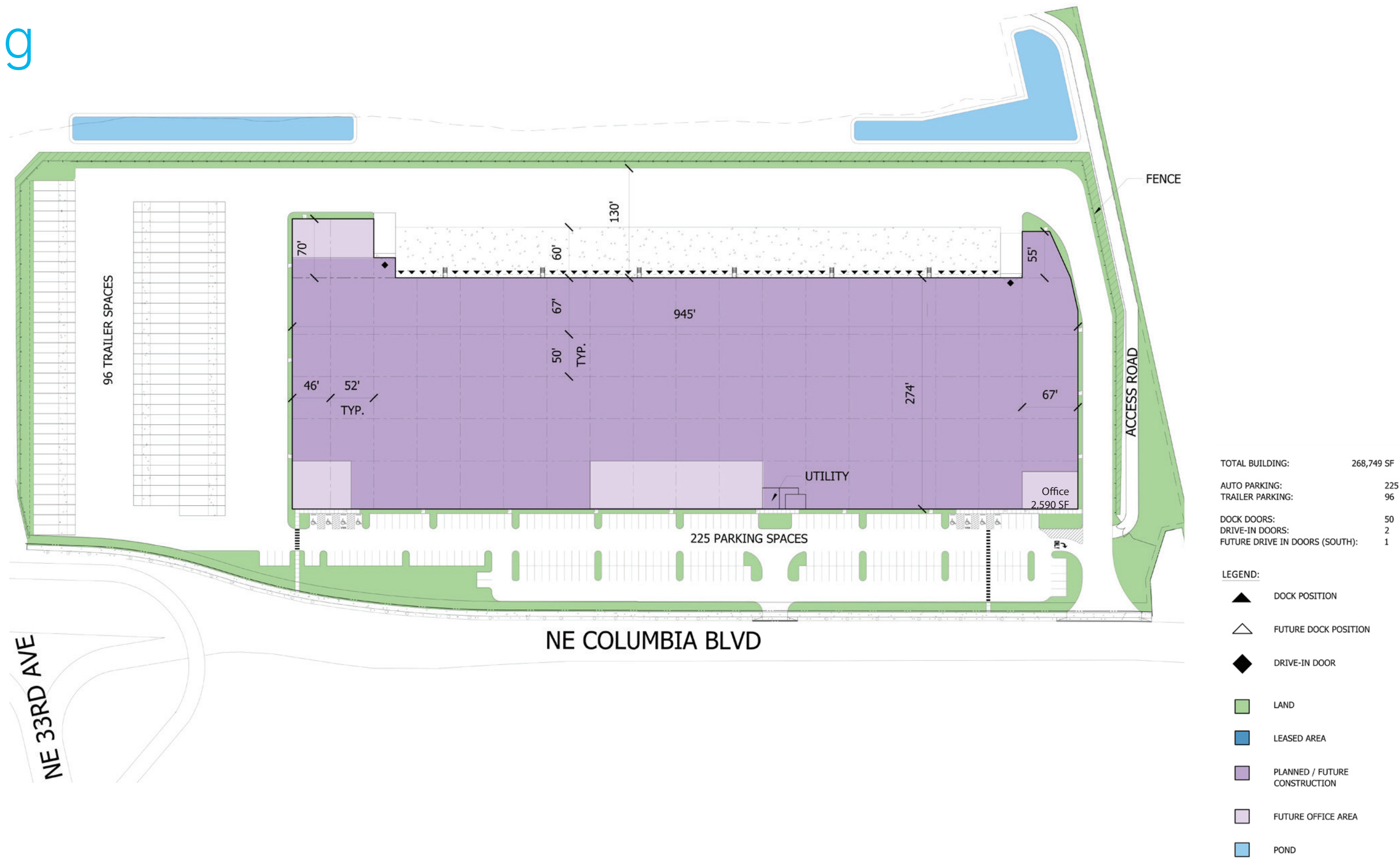


PROLOGIS BROADMOOR | 3509 NE COLUMBIA BLVD, PORTLAND, OR 97211

Prologis Broadmoor

Sophisticated Building
Features Designed
for Success.

- 268,749 total square feet
- 36' clear height
- ESFR sprinklers
- 4,000 amps
- 50 dock doors
- 2 drive-in doors
- 130' truck court
- 50' x 52' column spacing
- 225 auto parking stalls
- 96 secure trailer parking stalls (2.5 acres)



Zoned and Ready

Discover Prologis Broadmoor

Permit-ready and poised for rapid development, Prologis Broadmoor presents a fully equipped industrial launchpad with the flexibility to scale for custom build-to-suit solutions. Anchored in Oregon's industrial core, this state-of-the-art facility offers a prime location to elevate your operations and position your business for success.



Prime Location

Situated in the Columbia Corridor, Prologis Broadmoor anchors your operations in the heart of Oregon's largest industrial submarket for peak logistics performance and limitless reach.

Flexibility Unleashed

Prologis Broadmoor redefines flexibility, offering 268K SF of premier industrial space designed to scale seamlessly with build-to-suit options up to 300K SF tailored to meet your business needs today and into the future.

Turnkey Readiness

With a rocked and ready site pad, Prologis Broadmoor is primed for swift project delivery, reducing time to market and driving your operations forward with industry-leading speed.

Prime Location

Situated strategically in the bustling Columbia Corridor industrial submarket, Prologis Broadmoor delivers unparalleled accessibility.

2.9 Miles

To the I-5

3.2 Miles

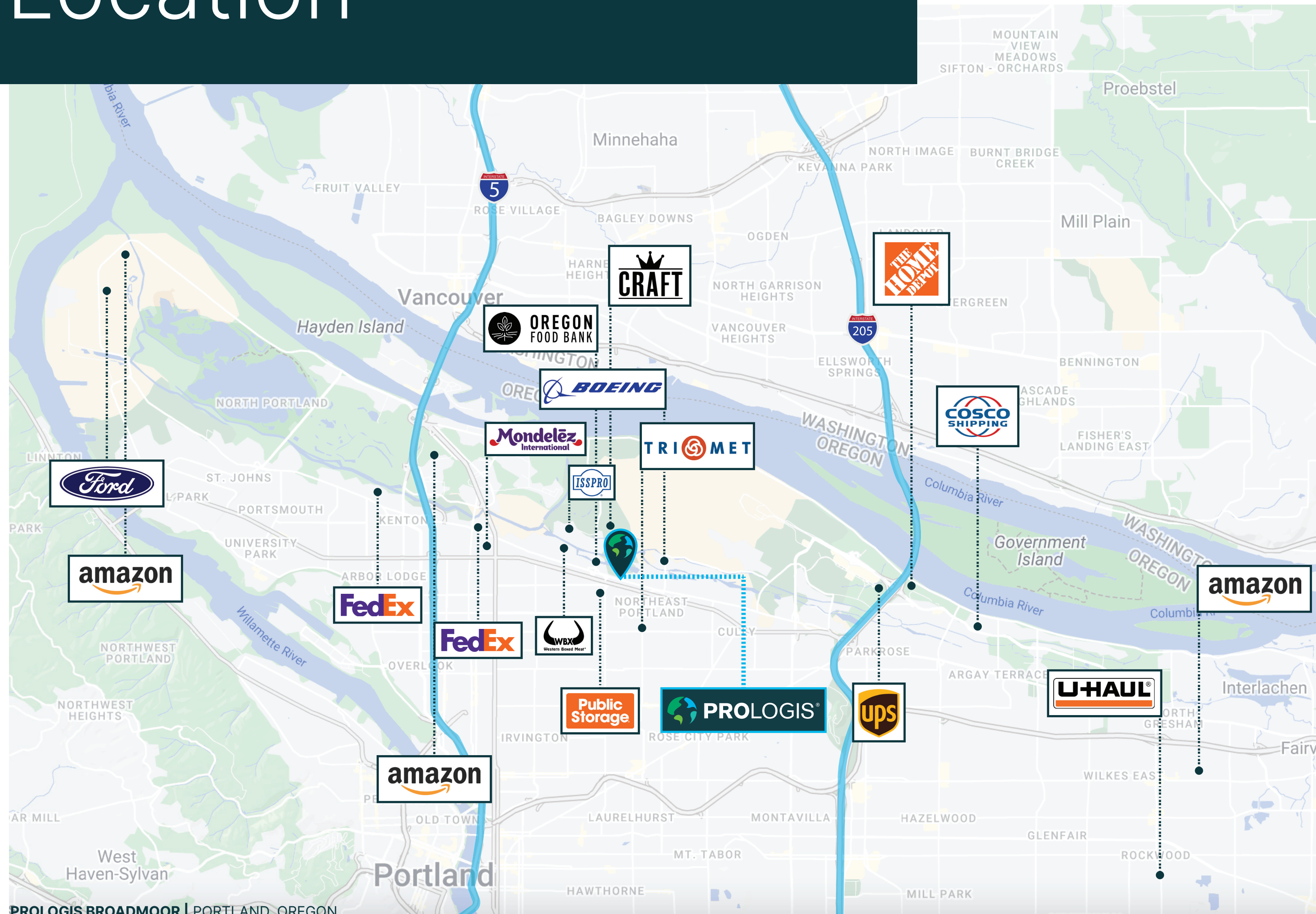
To the I-205

171 Miles

To Seattle, WA

71,000 Employee Base

Tap into a Diverse Talent Pool



Readiness Meets Flexibility



268,749

SF Shell with BTS Office Space

Q2 2025

Estimated Delivery Date

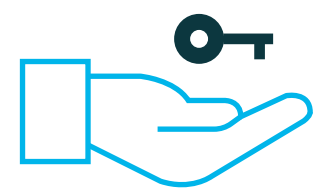
Ready and Rocked

Site Pad

IG2

Industrial Zoning

Prologis' Clear Lease includes fixed base rent as well as fixed operating expenses,* including both capital and non-capital expenses, throughout the initial lease term. We make your lease easier allowing for you to focus on streamlining your operations.



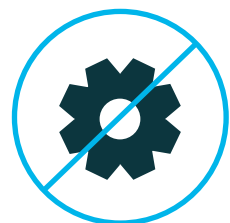
Simplified
leasing process



Greater cost
certainty



Trusted property
maintenance



No operating or
capital expense surprises



No reconciliation for
common area maintenance



Shortened 11-page lease
with no complex legal jargon

Simplify Your Lease. Simplify Your Business.



Prologis Essentials

Keeping You Ahead of What's Next.

Prologis Essentials is the all-in-one way to help build resilience, innovation and growth into your business. Combining the right location with the right operations, energy + sustainability, mobility, and workforce solutions will help you transform today's logistics challenges into opportunities.



Operations

Turnkey warehouse solutions to get you operational quickly and keep your product moving efficiently.

- Move in + setup
- Racking systems
- Forklifts and material handling equipment
- Automation solutions



Energy & Sustainability

Energy + sustainability tools and resources build your decarbonized business.

- Clean energy solutions
- Energy storage
- Backup power generators



Mobility

Mobility solutions to turbocharge your drive to zero emissions.

- Fleet electrification for depots and hubs
- On demand power
- Hydrogen fueling
- Workplace charging



Workforce

Unlock the potential of your workforce and enhance recruitment, retention and productivity.

- Community Workforce Initiative (CWI)
- Talent staffing and retention programs
- Training and certification



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Prologis is the leading owner, operator and developer of industrial logistics real estate with approximately 1.2 billion square feet owned and under management in 19 countries on four continents.