

BTS Opportunity on 9.07 AC through Q4 2020



Planned Spec Development of 187,546 SF



Northwest Logistics Center Ideal location for e-commerce and last touch delivery

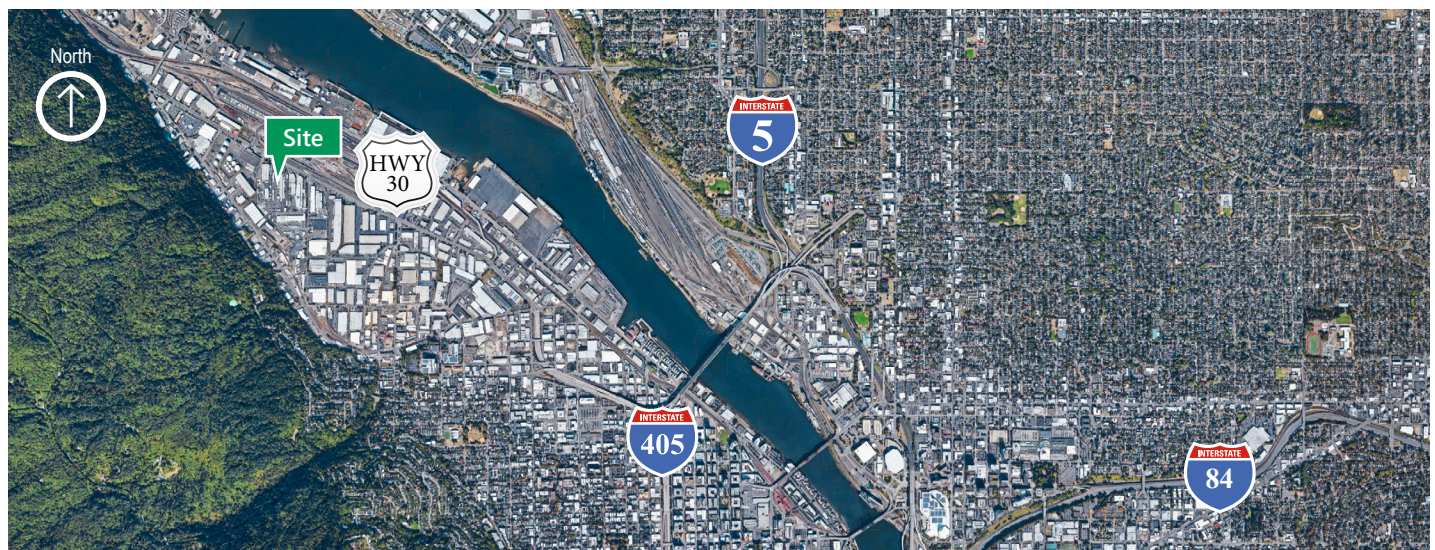
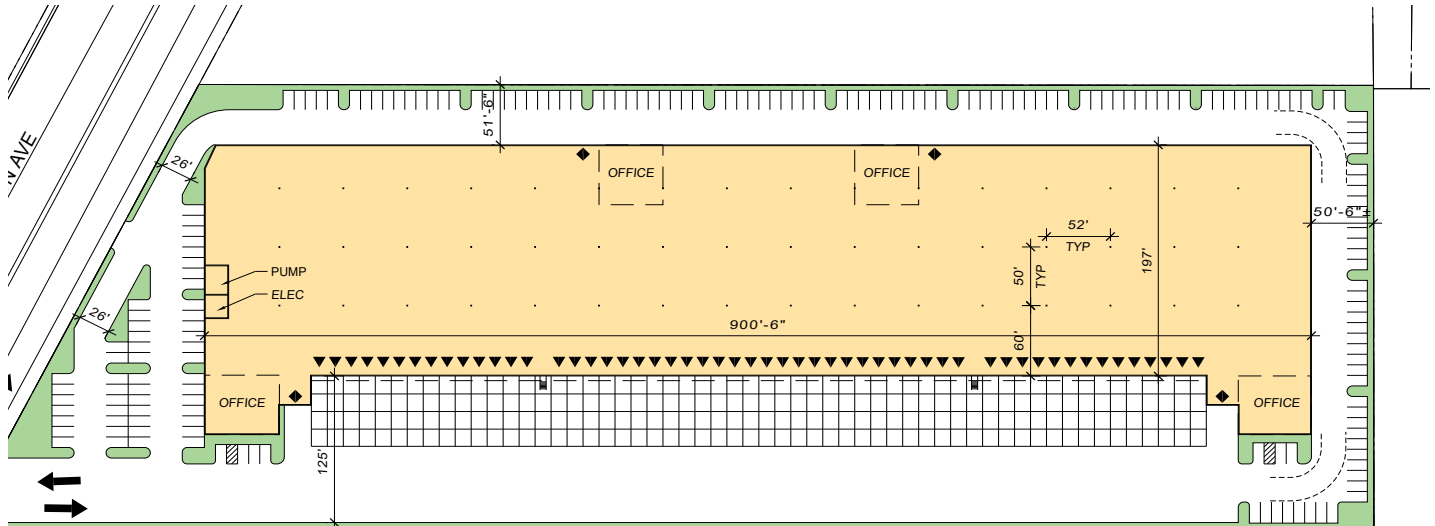
3900 NW Yeon Ave
Portland, OR 97210



Building Highlights

- Close-in BTS opportunity through Q4 2020 or planned spec development of 187,546 SF
- Total site area: 9.07 AC
- HWY 30 frontage and direct access
- Office area: BTS
- Clear height: 32'
- Column spacing: 52' x 50'
- Building depth: 197'
- Sprinkler: ESFR
- 54 dock doors, 4 grade doors
- Parking: 190 stalls
- Flexible I-H zoning
- Located in City of Portland Enterprise Zone
- Divisible to $\pm 50,000$ SF
- Ability to add Rail Service
- Delivery Fall 2020

1st State of the Art Distribution Facility in Guilds Lake



1.25 miles to I-405

3.0 miles to I-5

2.5 miles to Downtown



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