

209,909 SF

Industrial Space For Lease



Northwest Corporate Park, Bldg #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

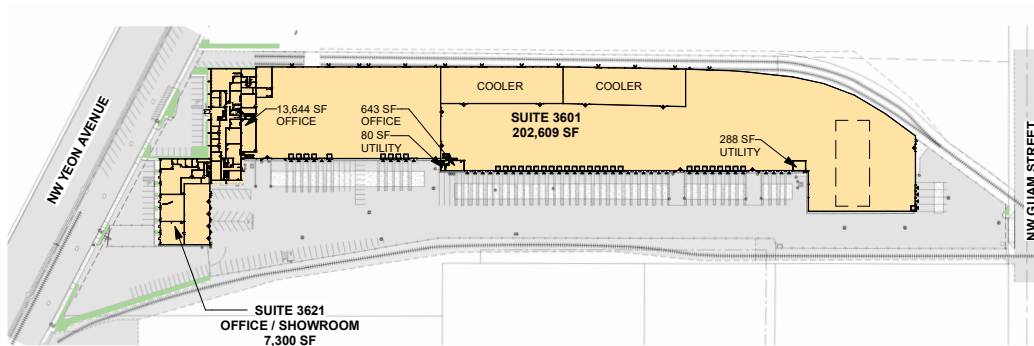
ADVANTAGES AND AMENITIES

- 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

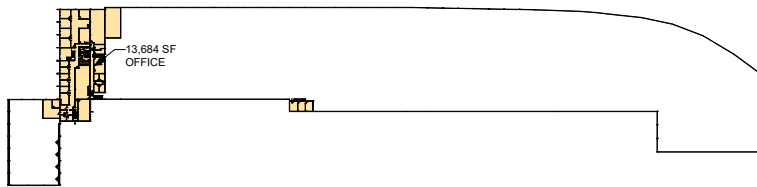


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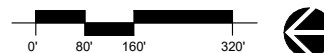
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GROUND FLOOR



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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