

# State of the Art Spec Development PROLOGIS® of 189,031 SF on 9.07 AC

Delivering Q1 2022



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

3860 NW Yeon Ave  
Portland, OR 97210

### Live Footage of Construction Site

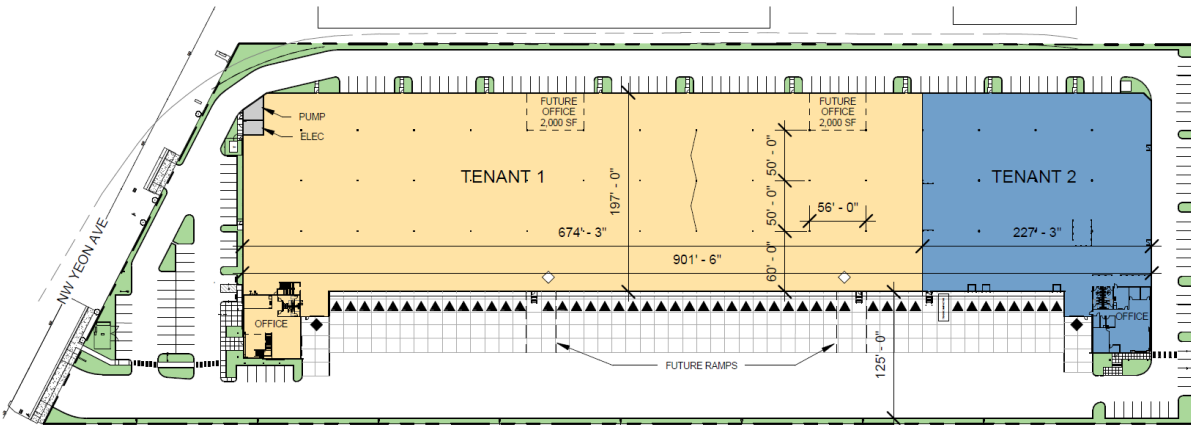


### Building Highlights

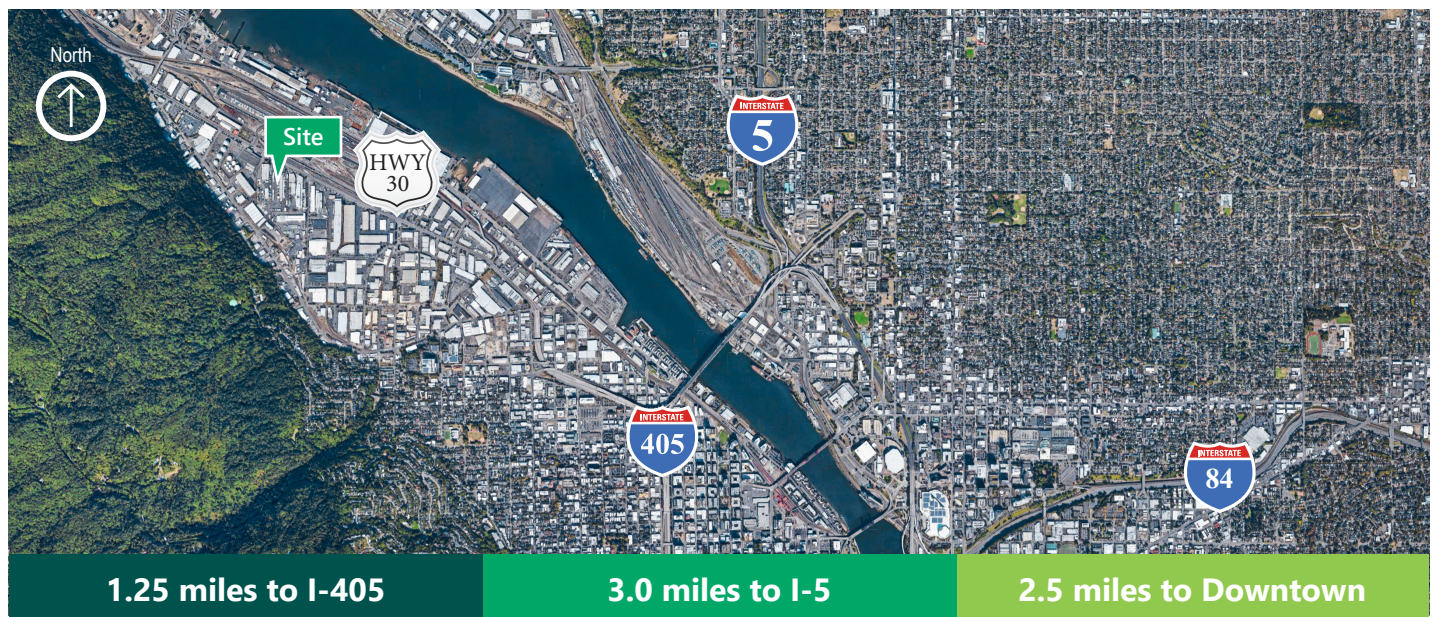
- Close-in planned spec development with 139,495 SF available
- Total site area: 9.07 AC
- HWY 30 frontage and direct access
- Office area: 6,605 SF
- Clear height: 32'
- Column spacing: 56' x 50'
- Building depth: 197'
- Sprinkler: ESFR
- 40 dock doors, 1 grade doors
- Parking: 107 stalls
- Flexible I-H zoning
- Located in City of Portland Enterprise Zone
- Divisible to 45,024 SF
- Delivery Q1 2022



# 1st State of the Art Distribution Facility in Guilds Lake



<b>TENANT 1</b>	
OFFICE AREA:	MAIN - 3,620 SF MEZZ - 2,985 SF 135,225 SF
WAREHOUSE:	
DOCK DOORS:	40
DRIVE-IN DOORS:	1
PARKING:	105 STANDARD 2 ACCESSIBLE



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