

For Lease

Troutdale Warehouse Space



1879 NW Commerce Court

(just west of Troutdale Airport off of Marine Drive)

■ **Property Description**

Building Size:	7,500 SF warehouse divisible to 5,000 SF
Office:	300 SF
Yard:	5,000 SF fenced & paved shared yard
Loading:	Two dock (10' x 8'), two grade (14' x 14' & 14' x 12')
Zoning:	GI - General Industrial
Power:	200 amp, 3 phase, 480 volt (more available)
Sprinklered:	Yes
Clearance:	20'
Construction:	Concrete tilt

■ **Terms**

Lease Rate:	35¢ per SF NNN on warehouse shell 65¢ per SF on office space
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■ **Amenities**

- Free standing 20,000 SF building with remainder of building occupied by owner
- Abundant amount of staging and off-street parking
- Additional nonadjacent office space available
- Excellent access to I-84 and Marine Drive

For additional information, contact:

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