

FOR SALE OR LEASE



9300 N. DECATUR, PORTLAND, OREGON

- **FOR SALE:** ±155,000 Total SF on 4.6 Acres, including ±15,000 SF of Offices
- **SALES PRICE:** \$6,975,000 (\$45.00/SF)
- **FOR LEASE:** ±100,000 SF Manufacturing/Distribution & ±10,000 SF River View Offices Divisible
- **LEASE RATE:** \$0.27/SF/Month NNN for Warehouse. \$0.60/SF/Month on Attached Office

The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

Contact

ALLEN PATTERSON, SIOR
503.542.4347
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805 SW Broadway
Suite 700
Portland, OR 97205

t. 503.326.9000
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- Existing Tenant, Phoenix Gold will use $\pm 40,000$ SF of upper warehouse and $\pm 5,000$ SF Office on short term basis.
- Remaining $\pm 100,000$ SF and $\pm 10,000$ SF of office are available now for an owner occupant or tenant.
- Building Features:

	<u>MAIN LEVEL</u>	<u>UPPER LEVEL</u>
Warehouse:	$\pm 100,000$ SF	$\pm 40,000$ SF
Office:		$\pm 15,000$ SF
Construction Type:	Poured in place Concrete	Wood Frame Steel Siding
Clear Height:	23' - 24'	16'
Loading:	9 Docks, 2 Grades	1 Dock, 3 Grades
Sprinkler:	Wet System	
Power:	PGE - 480V, 3-Phase, Heavy Amps	
Zoning:	IG2 - General Industrial, City of Portland; Enterprize Zone	

Comments: ± 230 Parking; Attached offices have excellent river views; Main level warehouse divides to 60,000 SF of manufacturing area and 40,000 SF distribution area; 10 minutes from both NW Portland & N. Rivergate Industrial areas.

Neighbors: Former Columbia Sportswear Facility, City of Portland Water Pollution Control Office & Lab, Toyota Logistics.

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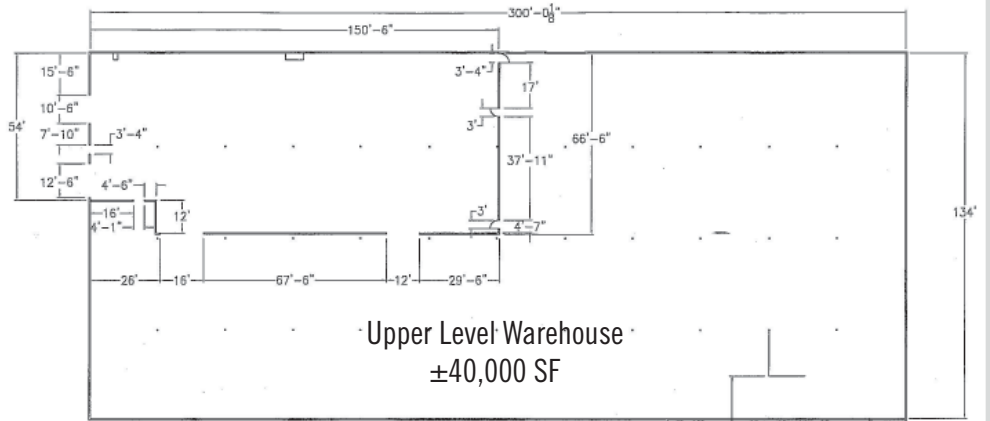
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Upper Level
Floor Plan

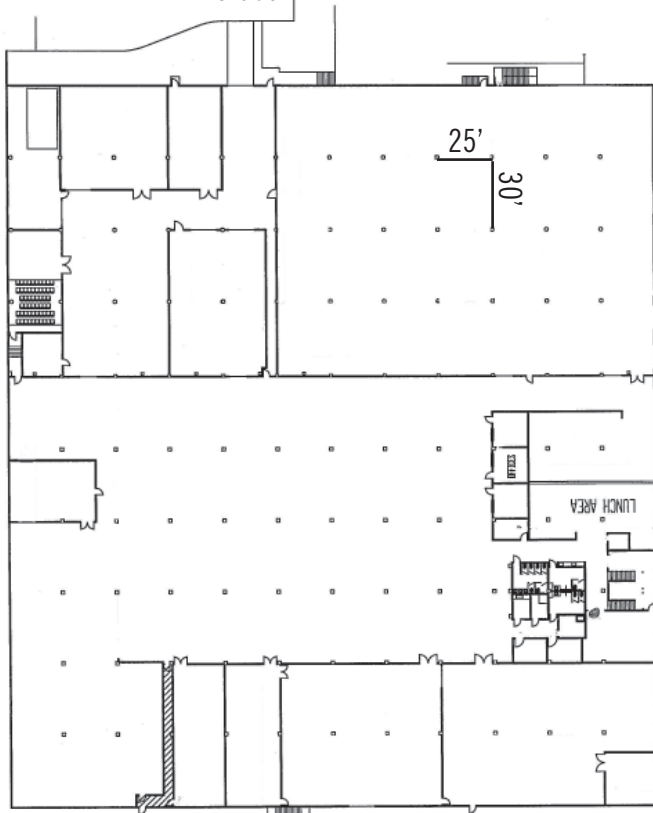


N. Decatur



Upper Level Warehouse
±40,000 SF

Grade



Grade

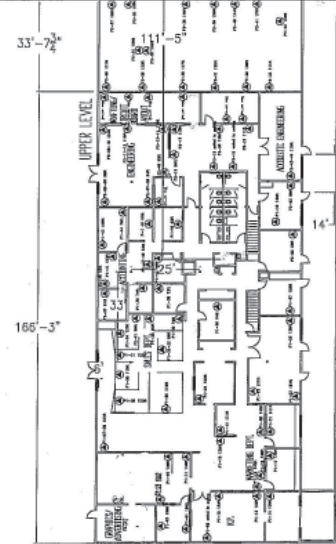
±302'

Parking

Docks

±333'

Lower Level
Floor Plan



Main Office
±15,000 SF

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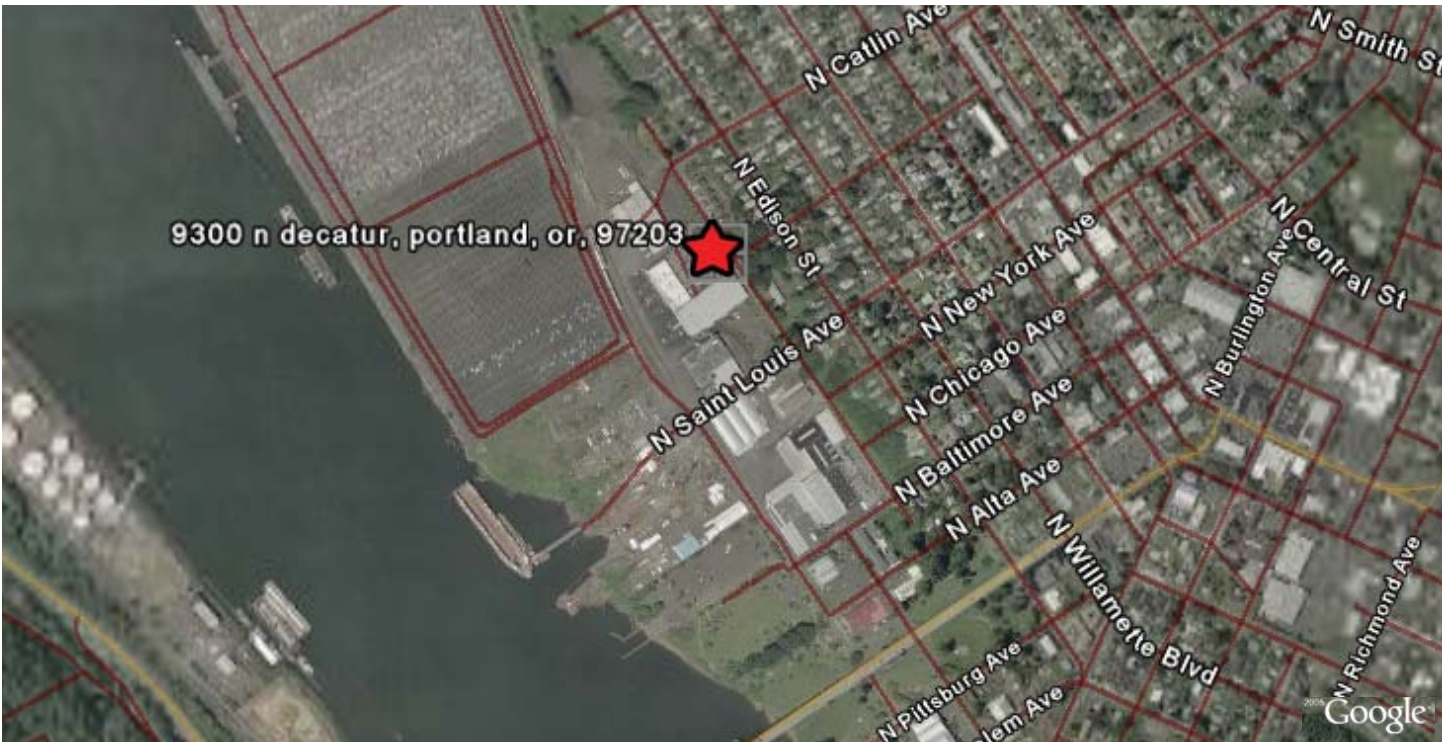
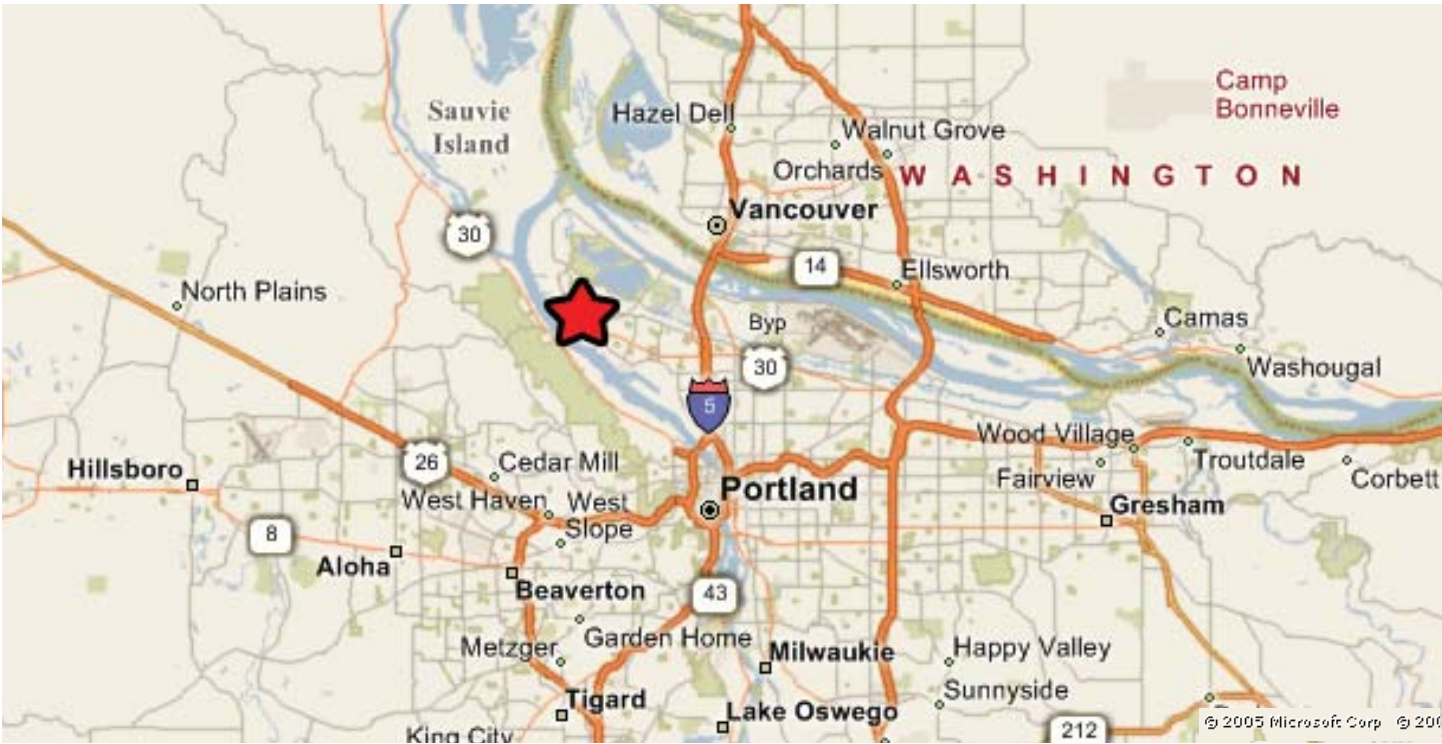
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