



FOR LEASE



BURGARD INDUSTRIAL CENTER

Warehouse Space

± 20,720 SF | \$0.50 / SF NNN

9002 N Sever Court, Portland, OR 97203

- Free standing metal building ideal for truck shop, manufacturing, or heavy industrial use
- 27 ft clear height with two (2) existing 5-ton bridge cranes
- Prime Rivergate location with direct access to North Columbia Boulevard and proximity to Interstate (I-5)

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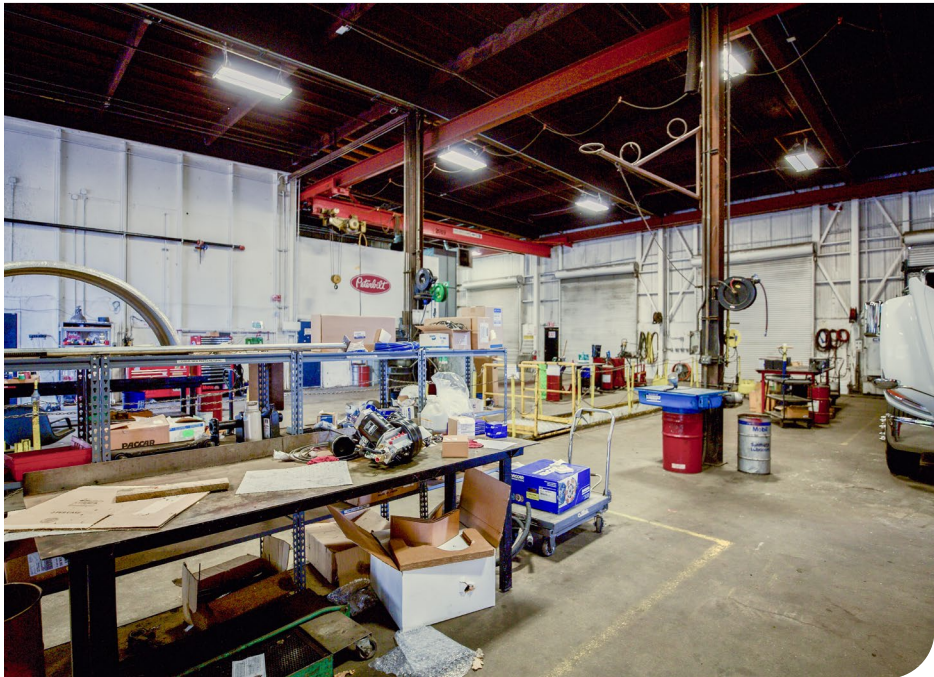
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PROPERTY SUMMARY



FOR
LEASE



PROPERTY DETAILS

Address	9002 N Sever Court Portland, OR 97203
Available Space	± 20,720 SF
Office	Two-Story, Including a Driver's Lounge
Lease Rate	\$0.50 / SF NNN
Estimated NNN	\$0.17 /SF
Zoning	Heavy Industrial (IH)
Clear Height	17'- 27'
Grade Level Doors	4 Drive-Through Bays
Loading Equipment	Two 5-Ton Bridge Cranes
Power	480 Volt, 3-Phase Power
Lighting	New Lighting in Warehouse
Availability	November 1st, 2026



*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2025 | Map data ©2025 Google Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO



SITE PLAN



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