



FOR SUBLEASE



2621 NW INDUSTRIAL ST

Industrial Space

± 25,000 SF | \$0.85/SF Gross

2621 NW Industrial St, Portland, OR

This building provides a rare opportunity to lease functional industrial space in NW Portland with dock and grade loading with excess paved and graveled land for storage and parking. The tenant space blends the convenience of it's location with security provided it's fully fenced exterior with a lockable access gate.

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PROPERTY SUMMARY

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PROPERTY DETAILS

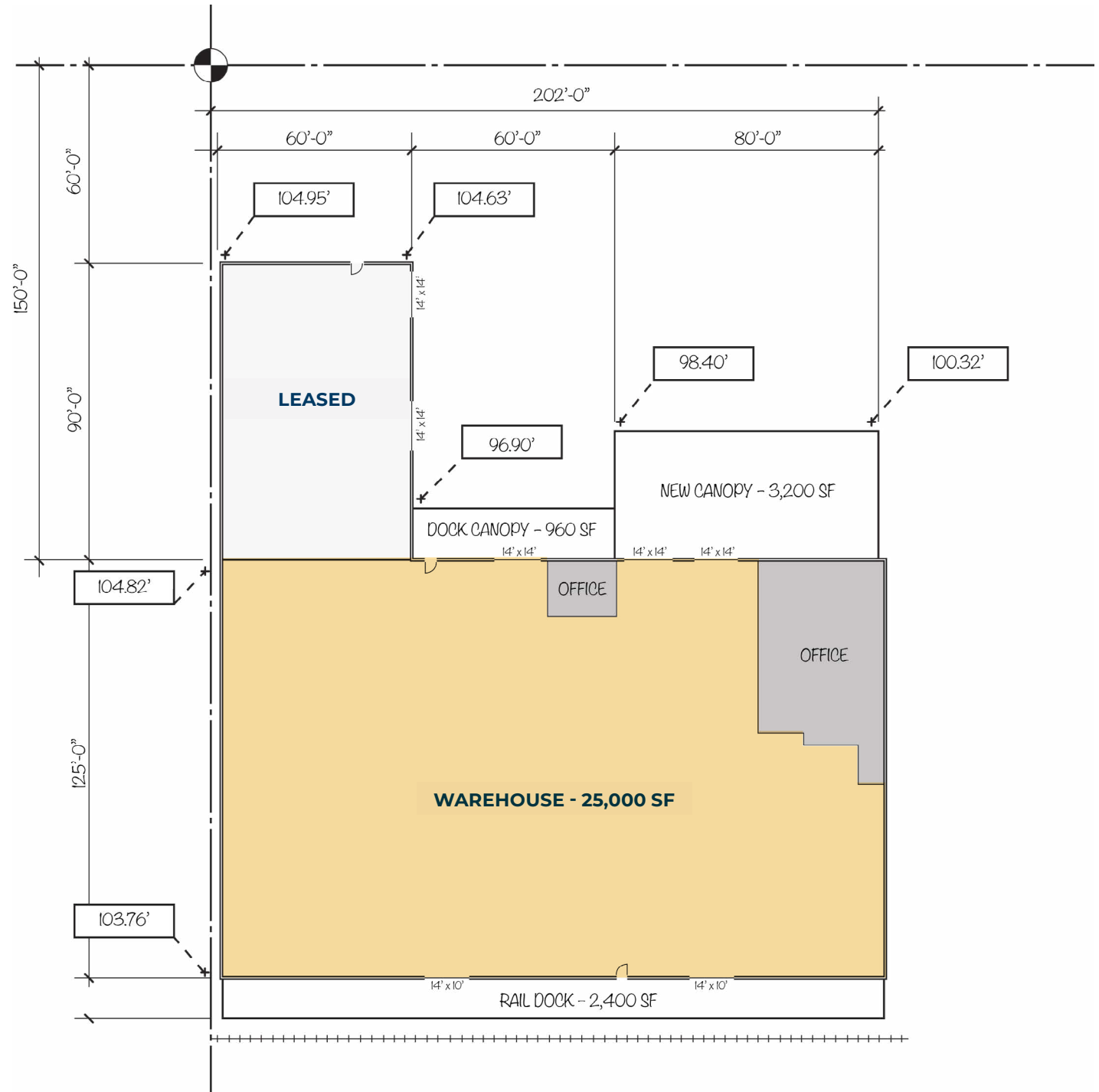
Address	2621 NW Industrial St Portland, OR 97210
Total SF	± 25,000 SF
Office SF	± 2,184 SF with Three Private Office Spaces, Conference Room, Lunch Room, Open Work Areas
Dock Loading	3 Dock Positions
Grade Loading	3 Grade
Clear Height	±21'
Sprinklers	Dry Sprinkler System
Roof	Metal with Rigid Insulation R38
Power	120/240 V, 400 Amps 3-Phase
Zoning	IH - Heavy Industrial
Rates	\$0.85/SF Gross
Term runs through November of 2028	

Location Features

- Fully Insulated Warehouse
- ±35,000 SF Fenced Yard
- 2 Restrooms in Office and 2 in Warehouse
- Mezzanine Storage
- ±2,400 SF Covered Rear Dock and Additional Storage Area
with 2 Rail Doors to Warehouse

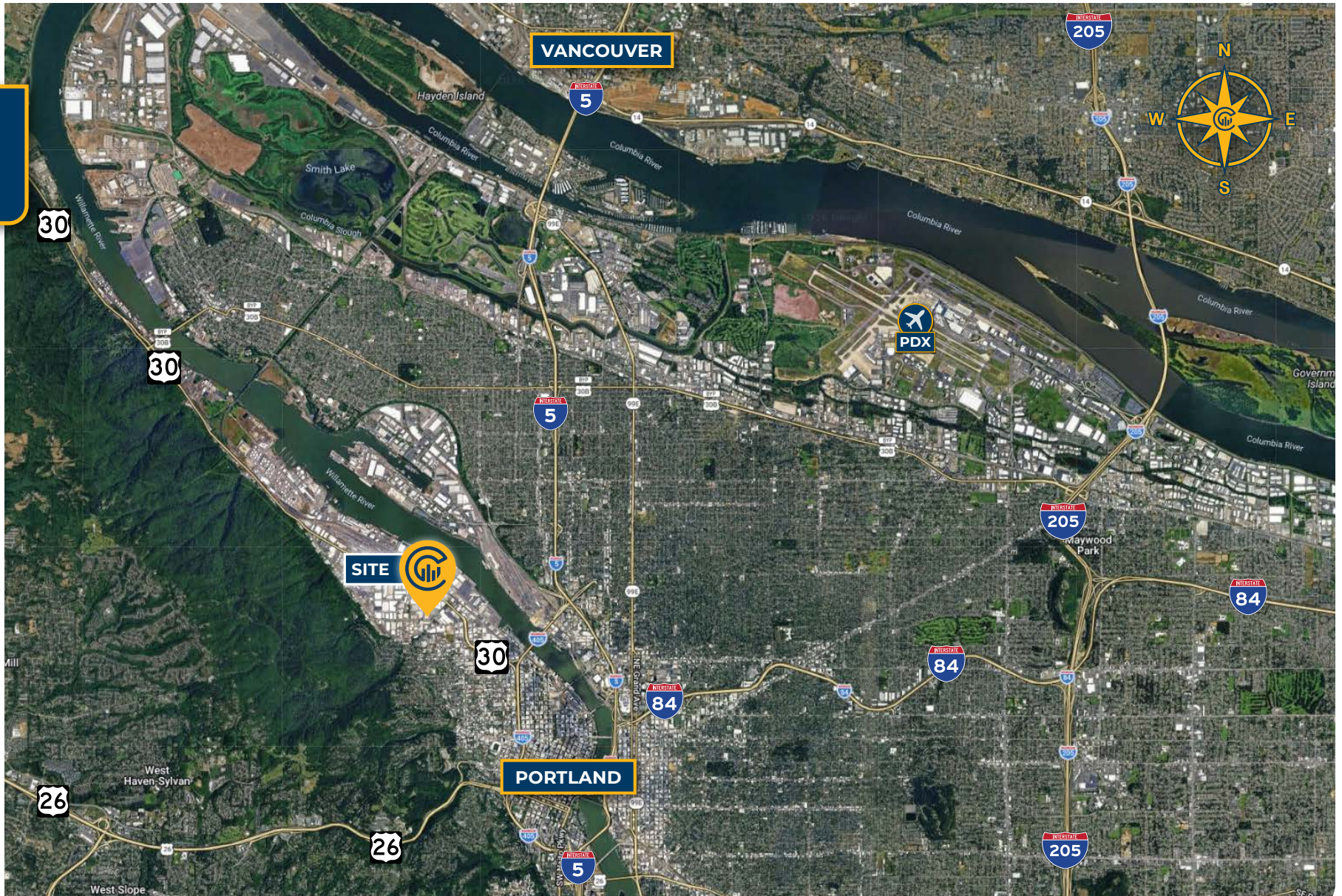


FLOOR PLAN





LOCAL AERIAL MAP



*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

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