



FOR SUBLEASE



8905 N VANCOUVER AVE

Warehouse and Yard Available for Sublease

± 12,200 SF Building(s) on 2.79 Acres

8905 N Vancouver Ave, Portland, OR 97217

- Fenced, Secured Yard
- Easy Access to I-5, Hwy 99
- Available: Now
- Sublease Expiration: June 30th, 2030

RYAN BOWERS

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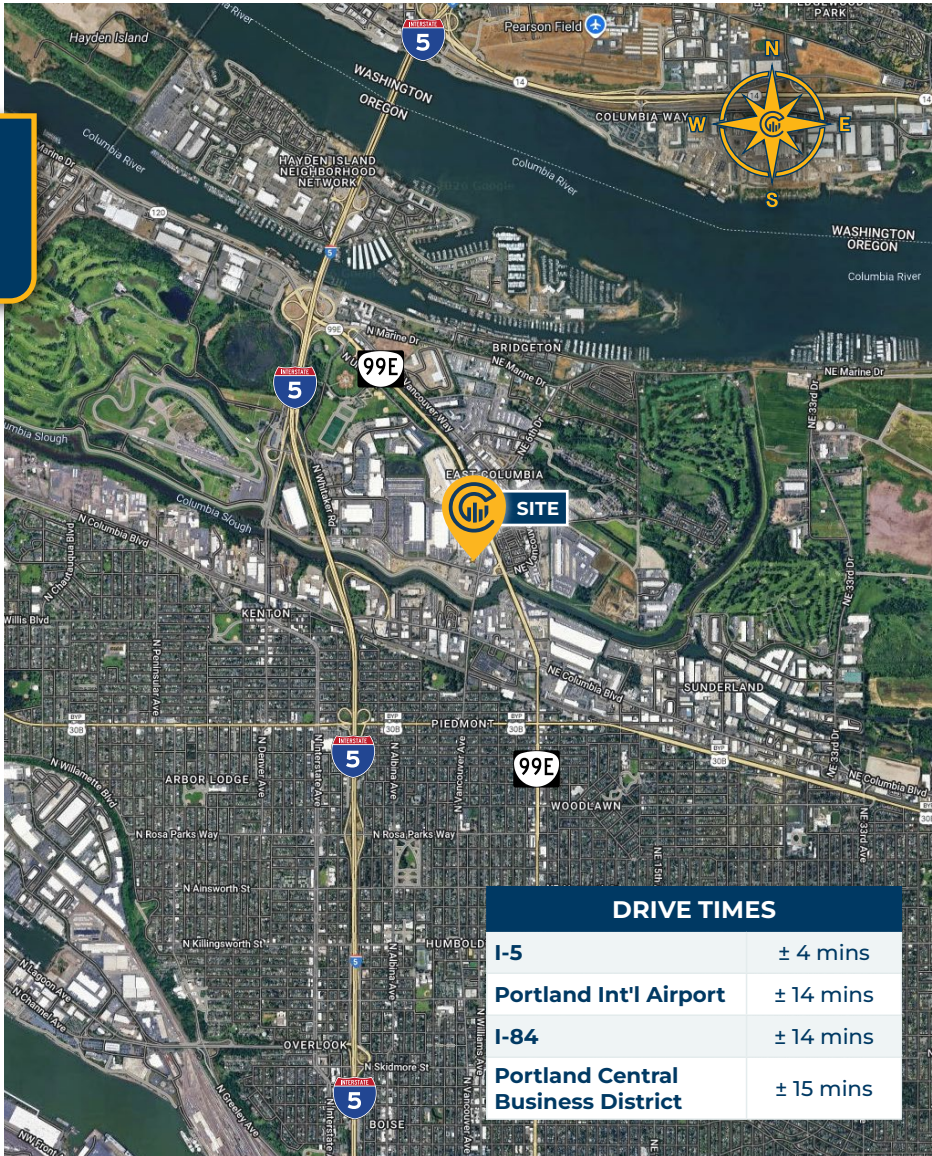
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PROPERTY SUMMARY



DRIVE TIMES	
I-5	± 4 mins
Portland Int'l Airport	± 14 mins
I-84	± 14 mins
Portland Central Business District	± 15 mins

*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

PROPERTY DETAILS	
Address	8905 N Vancouver Ave Portland, OR 97217
Available Space	± 12,200 SF Building(s)
Lot Size	2.79 AC
Sublease Rate	\$9,650/Month (NNN)
Zoning	IG2 (General Industrial 2)
Loading	One (1) Grade Door - 14' x 12'
Availability	Now
Sublease Expiration	June 30th, 2030




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