



FOR LEASE



TRUCK MAINTENANCE & OUTDOOR STORAGE FACILITY

Truck Terminal & Office Available

± 44,647 SF w/ Multiple Shops on 18.39 AC Lot / Divisible

110 N Marine Drive, Portland, OR

- Sits on ± 18.39 Acres and consists of 44,647 SF of Truck Maintenance Facilities and offices across multiple buildings
- Divisible to multiple sizes with multiple ingress & egress
- Features trailer stalls on a paved, lit, fenced yard, and small packed gravel area
- Turn-key site
- Located just minutes from the I-5

SCOTT KAPPES, SIOR

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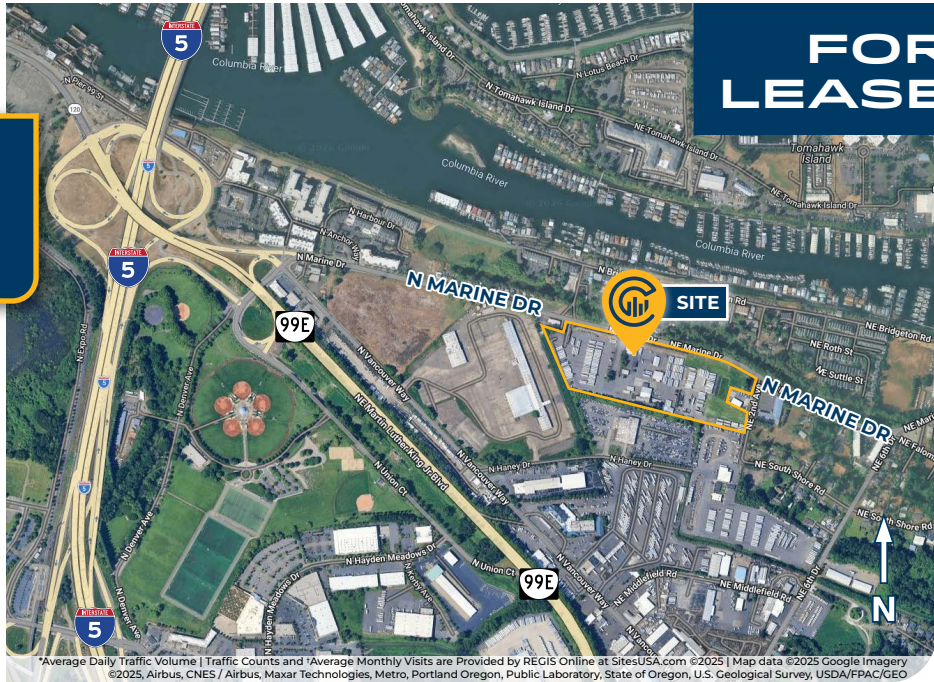
Vice President | Licensed in OR & WA

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PROPERTY SUMMARY



PROPERTY DETAILS	
Address	110 N Marine Drive, Portland OR 97217
Total Building SF	±44,647 SF Total (Divisible)
Office SF	±19,071 SF
Lot Area	18.39 Acres (Divisible to 4.55 Acres)
Clear Height	20'
Dock High Doors	4 (10'x10')
Grade Level Doors	17 Drive-Thru Doors
Site Features	<ul style="list-style-type: none"> • Truck Scale • Drive-Thru Maintenance Shop • Paved, Lighted, and Fenced Yard • Multiple Curb Cuts
Lighting	Motion Sensor Lighting
Sprinkler Type	Wet Sprinkler System
Auto Parking	110 Spaces with 2 ADA Spaces
Zoning	(IG2) General Industrial 2
Lease Rates	Call for Pricing

Location Features

- Distance to Portland International Airport - 7.2 Miles / 14 Mins
- Distance to Portland CBD - 7.6 Miles / 18 Mins
- Distance to I-5 - 1.5 Miles / 4 Mins
- Distance to I-205 - 7.3 Miles / 18 Mins

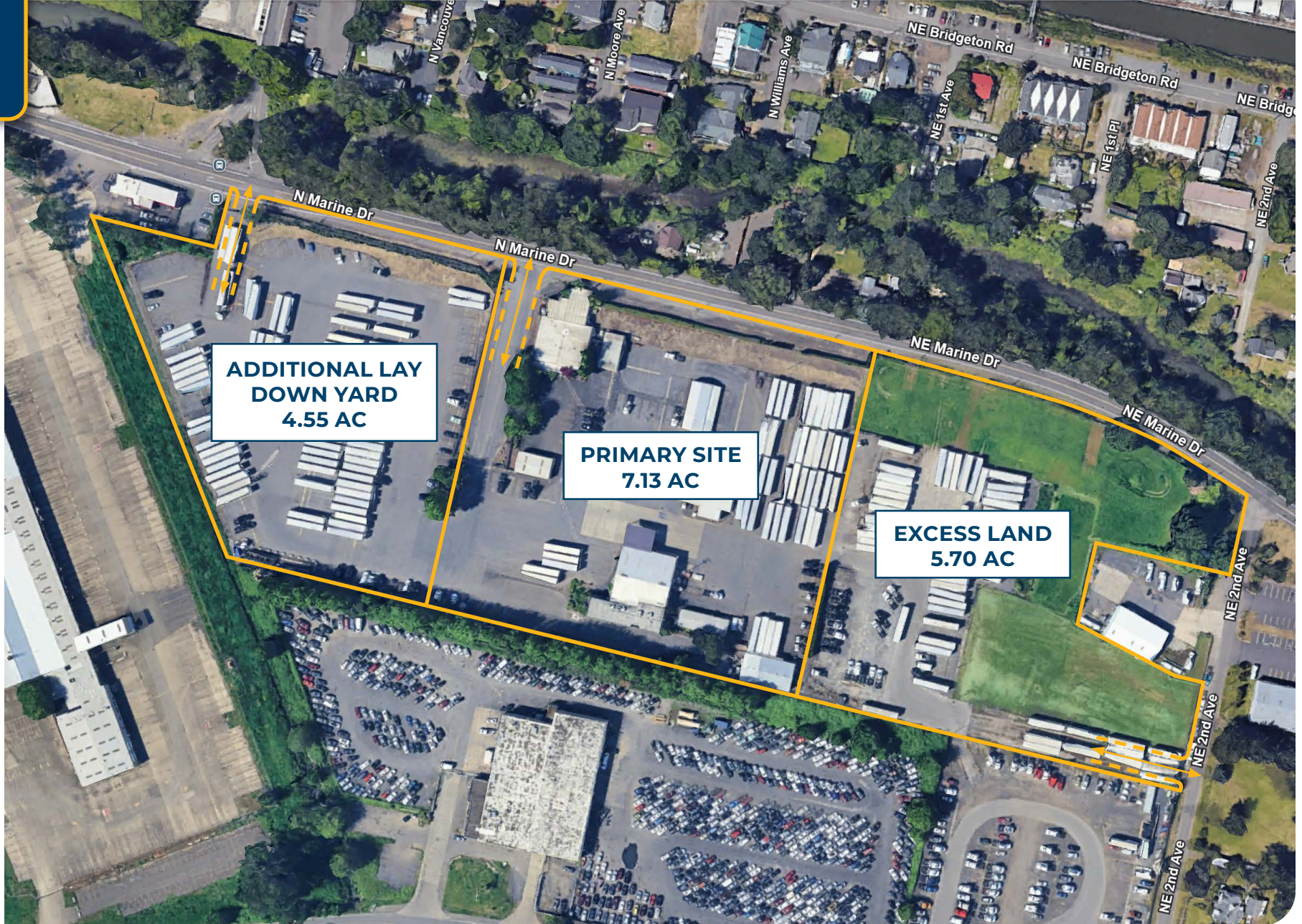
Corporate Neighbors

- XPO
- FedEx
- Jubitz Truck Stop
- TEC Equipment
- Old Dominion
- Market Express
- IMI
- Amazon
- Oak Harbor Freight Lines
- Reddaway
- NuCO2
- IAA Portland West
- Xavier Environmental
- Independent Dispatch Inc



SITE PLAN

SITE PLAN





SITE PHOTOS



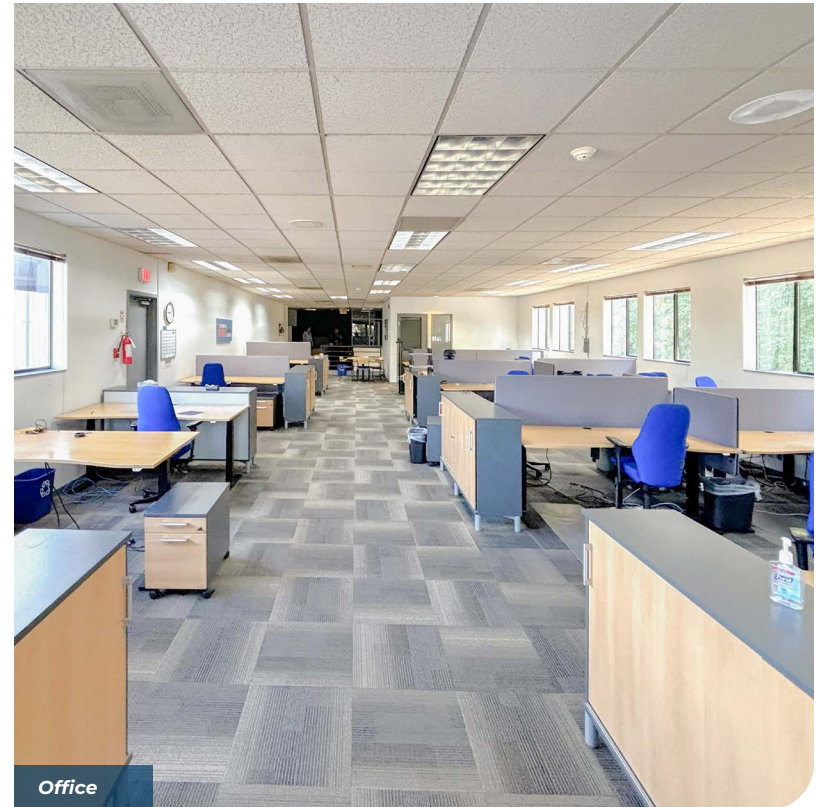
Truck Parking



Truck Maintenance Building



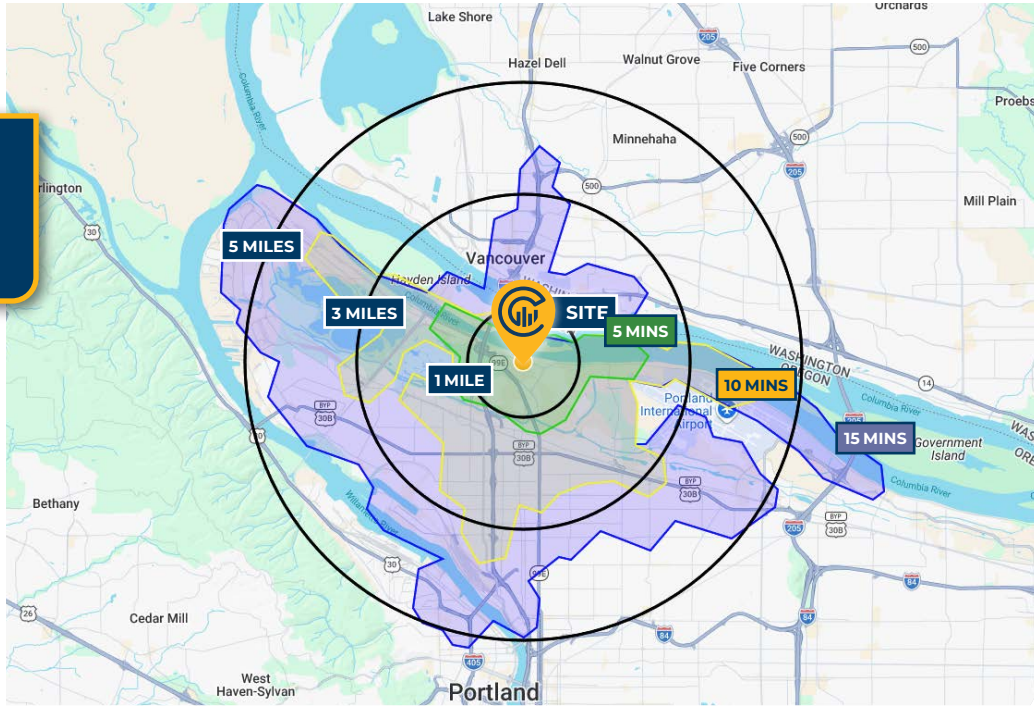
Drive-Thru Truck Shop



Office



DRIVE TIMES & DEMOGRAPHICS



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AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	5,193	87,899	273,516
2030 Projected Population	5,559	90,627	274,432
2020 Census Population	4,328	86,947	271,427
2010 Census Population	3,018	77,166	232,658
Projected Annual Growth 2025 to 2030	1.4%	0.6%	-
Historical Annual Growth 2010 to 2025	4.8%	0.9%	1.2%
Households & Income			
2025 Estimated Households	2,771	41,039	123,167
2025 Est. Average HH Income	\$125,767	\$124,930	\$130,827
2025 Est. Median HH Income	\$88,446	\$94,871	\$98,763
2025 Est. Per Capita Income	\$67,706	\$58,588	\$59,180
Businesses			
2025 Est. Total Businesses	468	6,399	18,036
2025 Est. Total Employees	5,419	55,204	168,750

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2025, TIGER Geography - RS1

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