

FOR LEASE

# 3400 NE COLUMBIA BLVD

PORTLAND, OR

30B

NE COLUMBIA BLVD

KIDDER.COM

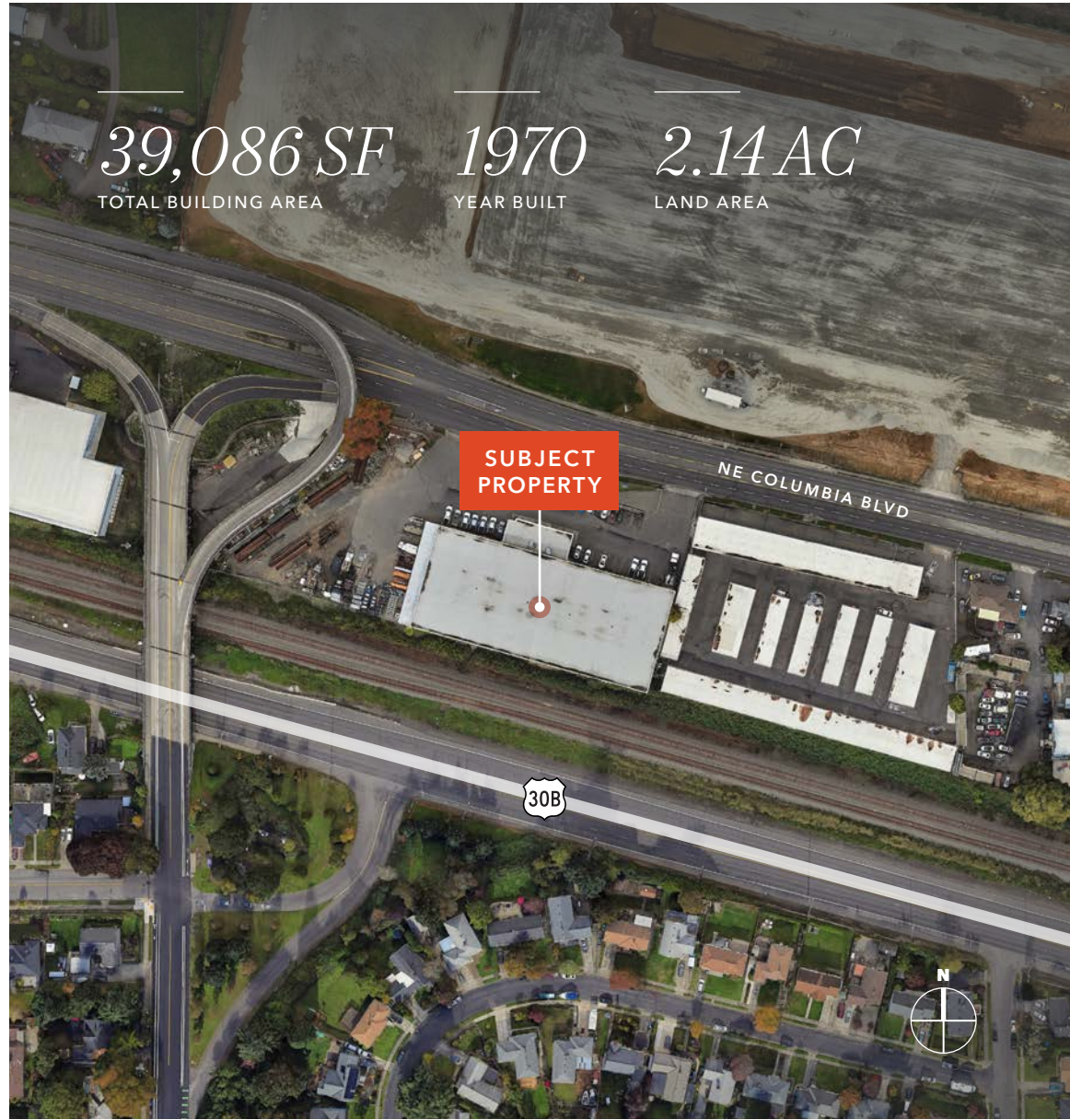
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**PROPERTY INFORMATION**

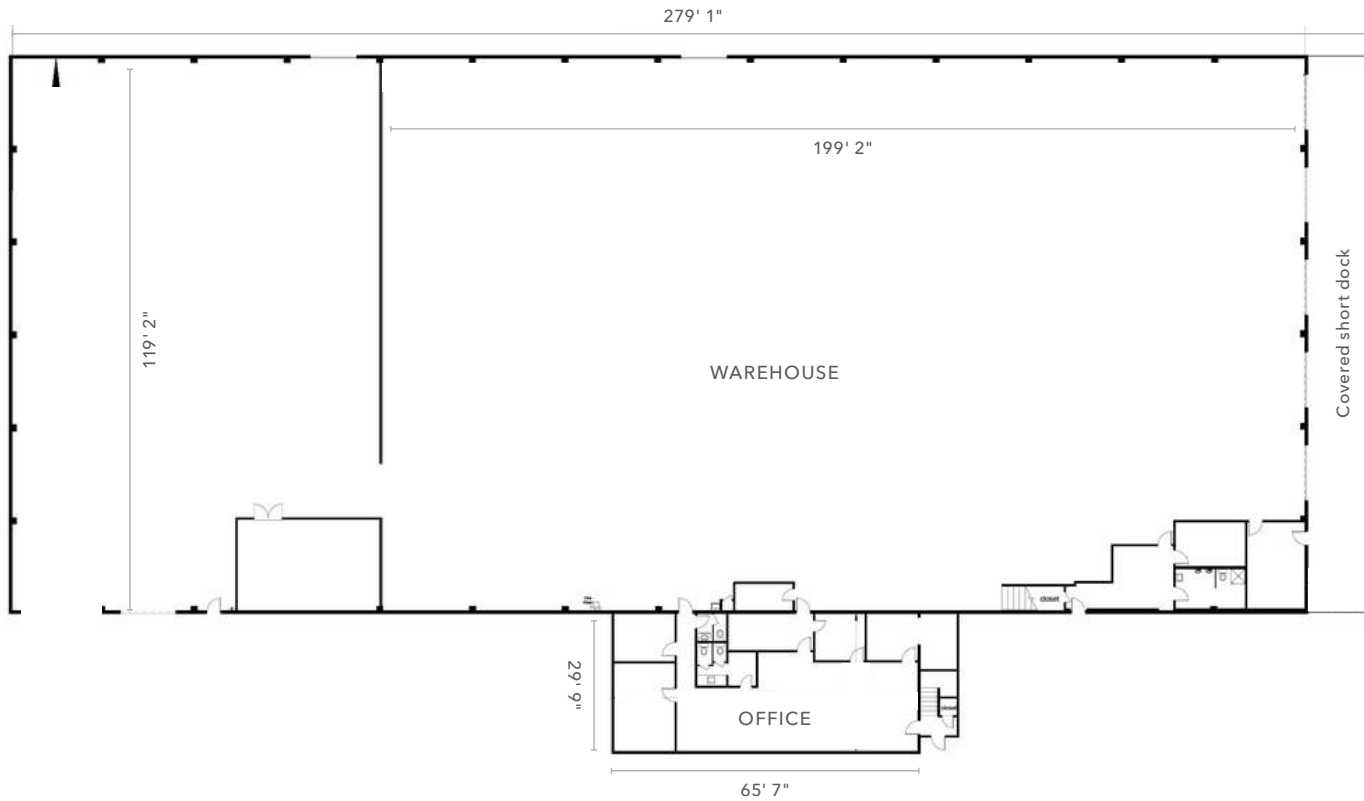
ADDRESS	3400 NE Columbia Blvd, Portland, OR
LAND AREA	2.14 AC fully fenced with 10,000-volt security fencing and two electric access gates
BUILDING SIZE	39,086 SF total enclosed area 36,015 SF warehouse/manufacturing shell 6,111 SF two-story office (3,040 SF / 3,071 SF per floor) 1,800 SF covered short dock – additional covered area beyond enclosed SF 40,886 SF total covered area (enclosed + dock)
POWER (WEST BAYS)	Up to 120/240v single phase, 200-amp
POWER (EAST BAYS)	Up to 120/240v 3 phase, 200-amp
ZONING	IG2H (General Industrial 2) City of Portland

**BUILDING OVERVIEW**

TOTAL SF	39,086 SF
YEAR BUILT	1970
CONSTRUCTION	Reinforced concrete tilt
LOADING	5 dock-high (24'), 2 grade-level doors
SPRINKLERS	Fire sprinklers throughout
CLEAR HEIGHT	24' allowing for high pile storage
TRUCK SCALE	On-Site Truck Scale
RAIL-SERVED	Rail-served site with dormant spur; reactivation potential for the right user
YARD	Dedicated fenced yard area ideal for truck parking/outside storage



# FLOOR PLAN



***±36,015 SF***  
WAREHOUSE

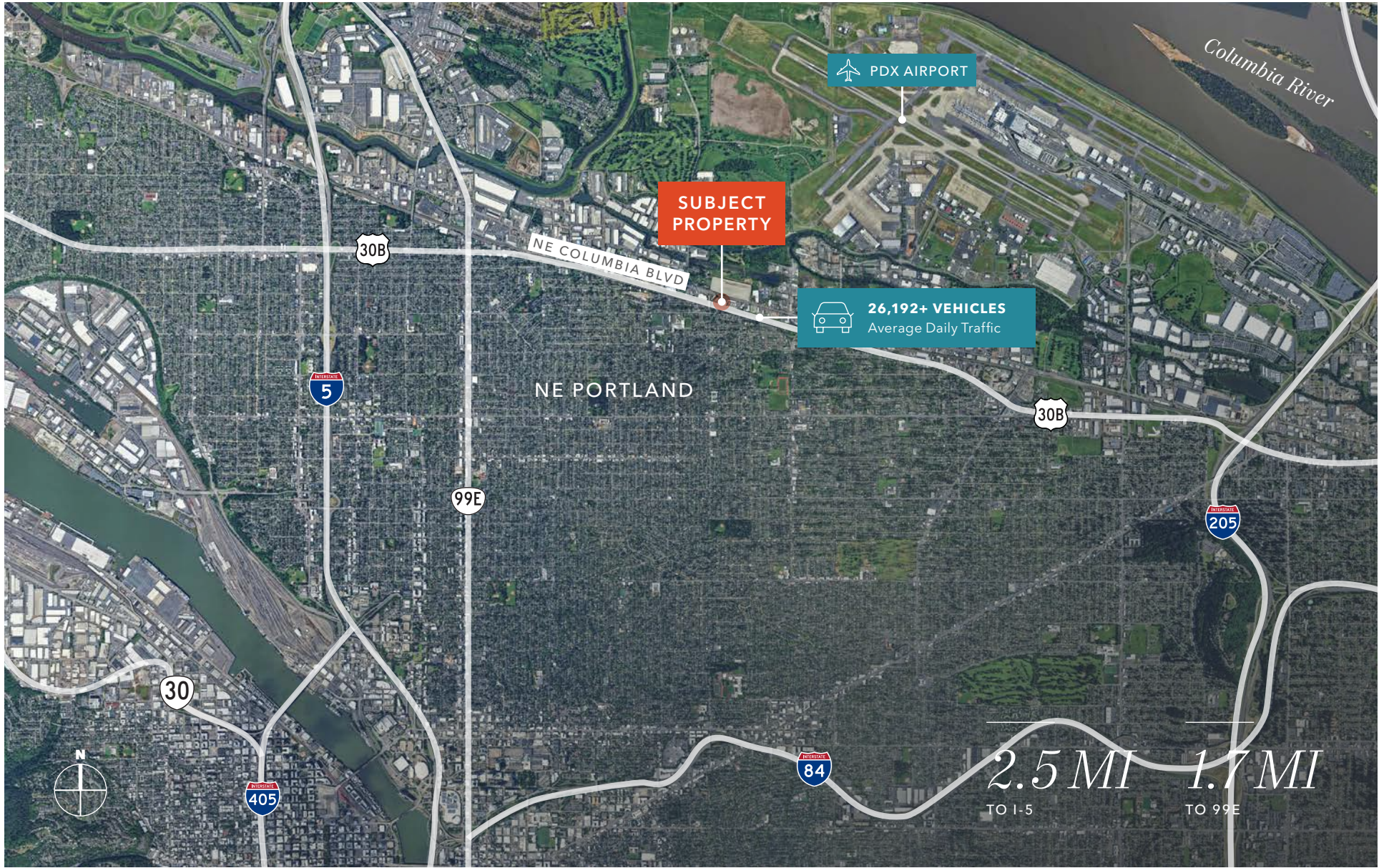
***±6,111 SF***  
OFFICE

***\$.65-\$.70/SF/MO***  
SUGGESTED ASKING LEASE RATE, NNN

***\$.28/SF/MO***  
ESTIMATED NNN'S

***+\$1.00/SF***  
OFFICE SURCHARGE







*Exclusively listed by*

**ZACH FRANCIS**  
Executive Vice President  
503.221.2290  
zach.francis@kidder.com

**KARLA HANSEN**  
Vice President  
503.721.2727  
karla.hansen@kidder.com

**CHRIS DOWHANIUK**  
Vice President  
503.789.5308  
chris.dowhaniuk@kidder.com

**REBECCA O'LEARY, CCIM**  
Senior Vice President  
503.221.2279  
rebecca.oelary@kidder.com

**RYAN O'LEARY**  
First Vice President, Shareholder  
503.221.2294  
ryan.oleary@kidder.com