

FOR LEASE

Premises

4600-4670 NW St Helens Road
Portland, OR 97210

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Accelerating success.

Northwest Portland Industrial Center

4600-4670 NW ST HELENS ROAD,
PORTLAND, OR

Leasing Opportunity | ±21,796 SF Industrial Space Available

Distribution/Logistics/Warehousing/Showroom

FOR LEASE

Call Brokers for Pricing

Guilds Lake/Northwest Portland:

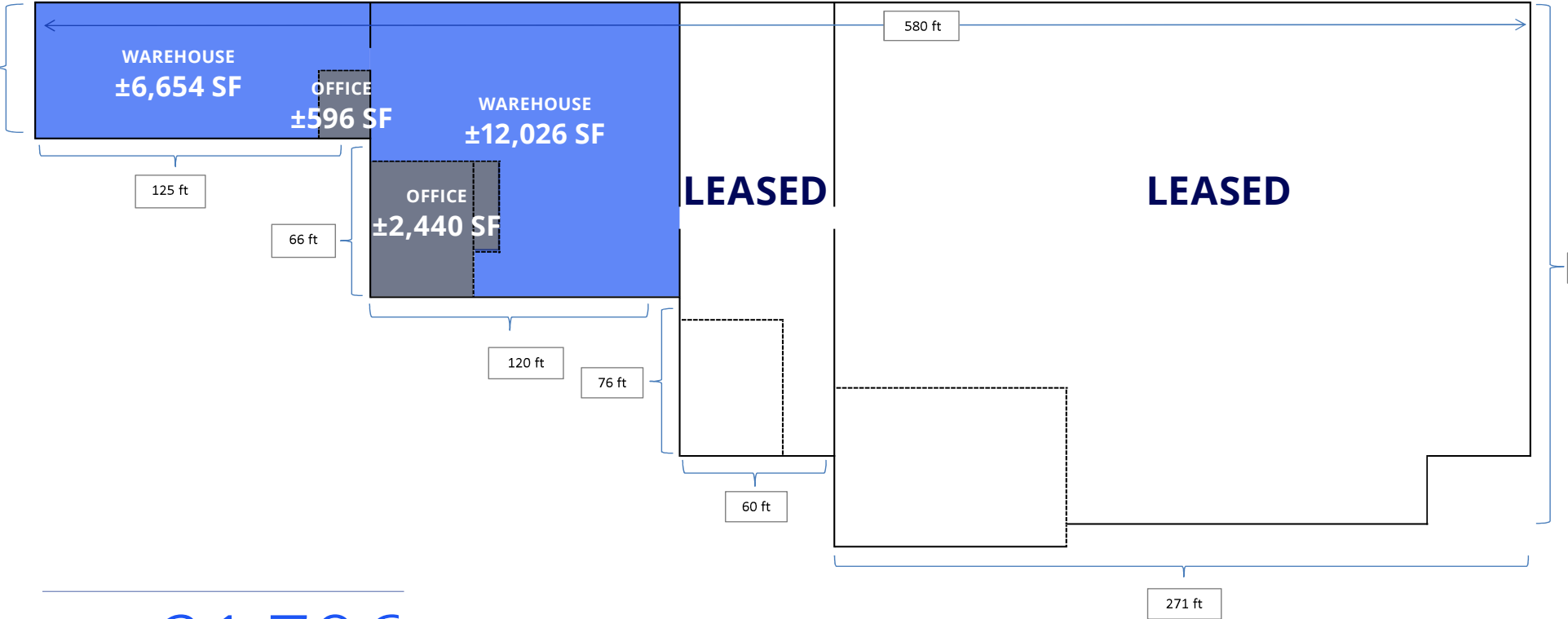
4600–4670 NW St Helens Road is located in Portland’s highly established Guilds Lake industrial submarket, directly adjacent to the BNSF Willbridge Rail Yard and fronting OR-30 (St Helens Road). This strategic positioning provides rare multimodal connectivity, with immediate access to rail infrastructure and efficient links to I-405 and I-5, supporting regional and national distribution throughout the Pacific Northwest.

Guilds Lake is one of the few industrial districts in Portland offering close proximity to downtown, making it especially attractive for last-mile, logistics, and industrial users requiring central access without sacrificing functionality. The submarket is anchored by a strong roster of corporate and industrial tenants, including Amazon, Gunderson, Zenith, Best Buy, and Phillips 66, reinforcing its long-standing role as a core industrial hub.

Property Details

Total Building SF	±96,148
Available Space	±21,796
Warehouse SF	±18,680
Office SF	±2,836 SF finished office space
Acres	3.73
Construction	Concrete
Ceiling Height	22'
Dock Doors	4 doors
Grade Doors	2 doors (1 ramped)
Power	3 phase
Fire Suppression	Sprinklers
Rail	Adjacent to BNSF Willbridge Rail Yard
Yard	Small fenced and secured yard
Economic Incentives	Located in Portland Enterprise Zone

Floor Plan



±21,796
square feet
available

Building Photos



Interior Photos



Area Map



Driving Distances

Highway 30 0.1 miles

Interstate 405 3.1 miles

Downtown Portland 4.0 miles

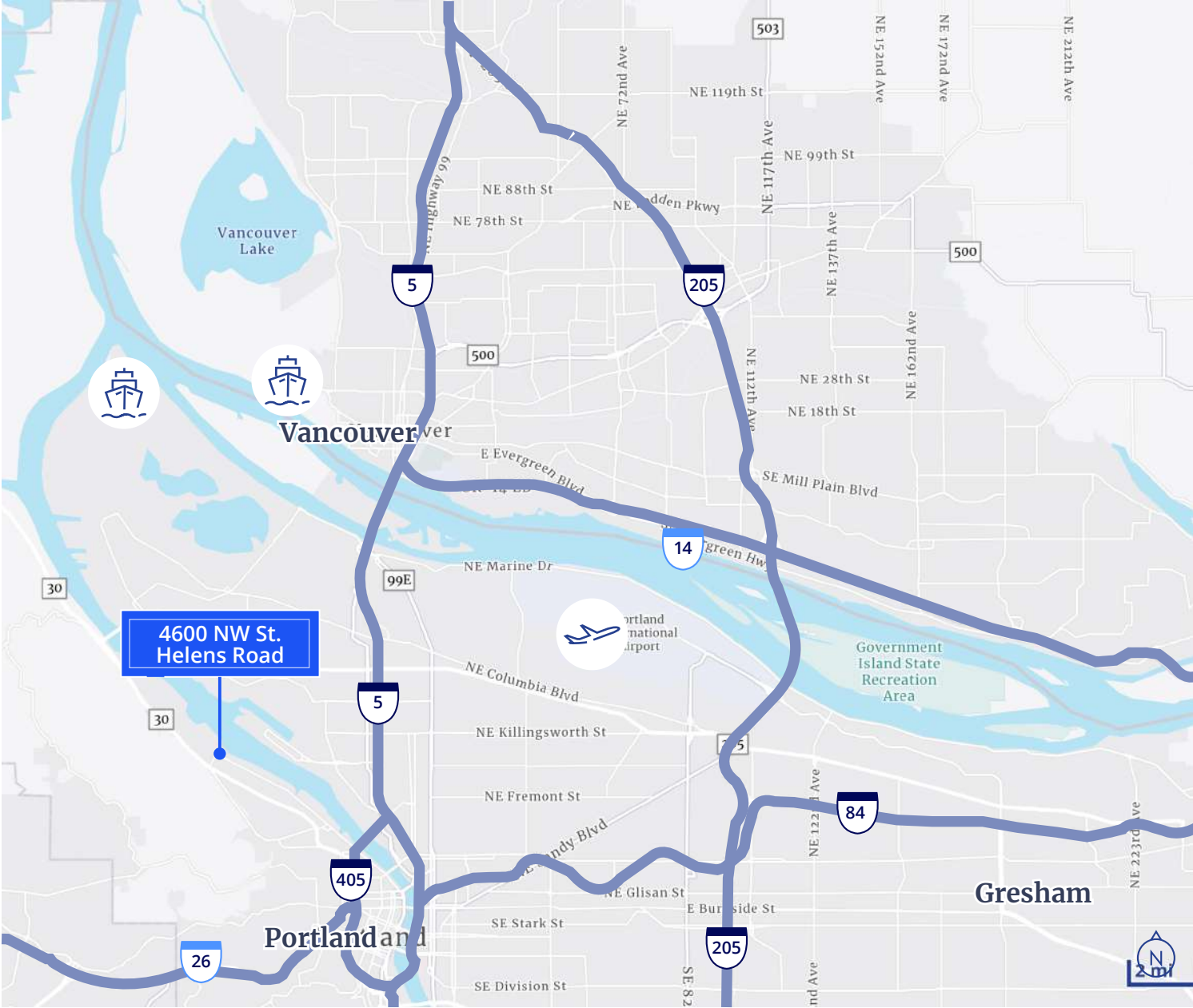
Interstate 5 3.7 miles

Interstate 84 4.9 miles

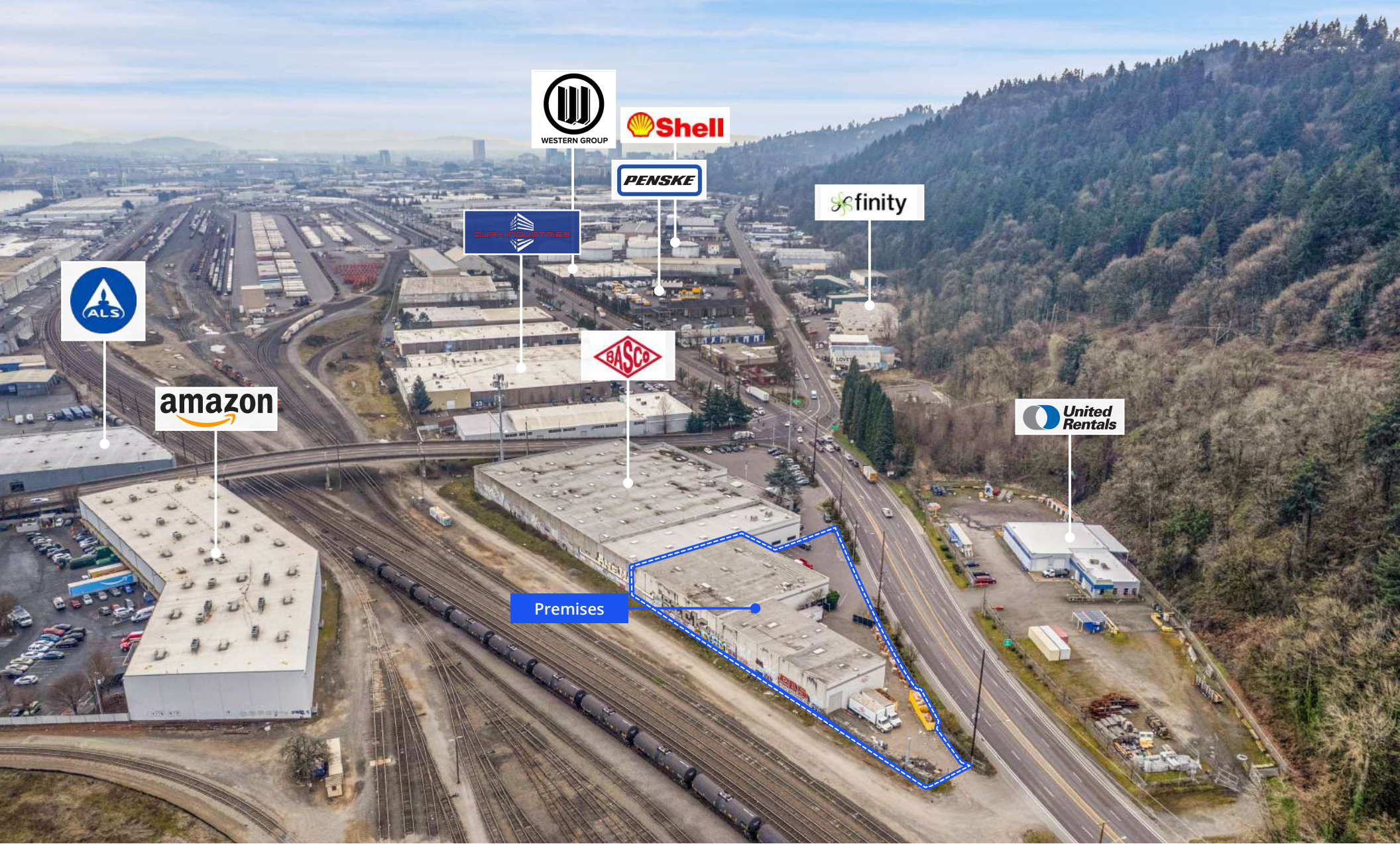
Port of Portland Terminal 6 8.1 miles

Downtown Vancouver 10.2 miles

Portland Airport 15 miles



Corporate Neighbors



For more information, contact:

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