

**FOR
SALE OR
LEASE**

**76,809 SF
15.01 Acres**



10001 N RIVERGATE BLVD

PORTLAND, OR 97203

Presented by

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Colliers

Accelerating success.

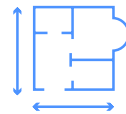


Functional Today. Flexible for Tomorrow.

Purpose-Built for Freight,
Logistics, and Heavy Industrial
Users Seeking Scale, Extensive
Yard Capacity, and Multimodal
Connectivity.

10001 N Rivergate represents one of the largest available industrial facilities with excess yard in Portland's highly sought-after Rivergate Industrial Submarket. Situated on approximately 15.01 acres, the Property includes a $\pm 76,809$ square foot heavy industrial facility with nearby rail service, substantial outdoor storage capacity, and direct access to the region's primary freight infrastructure.

Located within Portland's premier maritime and industrial corridor, the Property benefits from immediate access to Columbia Boulevard, the Port of Portland's marine terminals, and the Interstate 5, providing exceptional connectivity for distribution, manufacturing, logistics, bulk material handling, and freight-oriented operations.



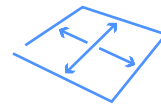
$\pm 76,809$ Square
Foot Shell



$\pm 5,712$ Square Foot
1st Floor Office



2,000 Amp, 480 volt
3-Phase Power



15.01 Acres
12% Site Coverage



Clear Height
18' - 22'



Two Out-Buildings
2,500 SF/4,100 SF +
Truck Scale



8 Dock / 3 Grade
Doors



2.4 Miles to Port of
Portland Terminal 6



Heavy Industrial
Zoning (minimal use
restrictions)

Property Highlights



Industrial Outdoor Storage (IOS) Capacity

Accommodates trailer parking, fleet operations, equipment storage, container staging, container stacking, and other yard-intensive uses.



Multimodal Connectivity

Rail, marine terminals, and interstates support cargo movement.



Multiple Divisibilities

Property offers a rare level of flexibility that accommodates multiple tenant layouts which can include building and yard, building, or purely yard requirements.

Construction	Concrete
Total Building Area	76,809 square feet
Total Office Area	5,712 square feet
Auto Stalls	32 (south parking lot)
Trailer Stalls	24 at building (exclusive of yard)
Rail Access	Within one mile of UP's Barnes Yard





Heavy Industrial Zoning

IH zoning is uniquely intended to accommodate a broad spectrum of heavy industrial operations, including uses that may generate higher levels of noise, vibration, odor, glare, or outdoor activity, while also supporting traditional warehousing, manufacturing, distribution, and logistics uses.

HEIGHT LIMITS

None

SETBACKS

Only 5' from lot line

SITE COVERAGE

No minimum or maximum

LANDSCAPE

Zero requirement on new construction

ALSO LOCATED WITHIN



[CLICK HERE](#)

ENTERPRIZE ZONE

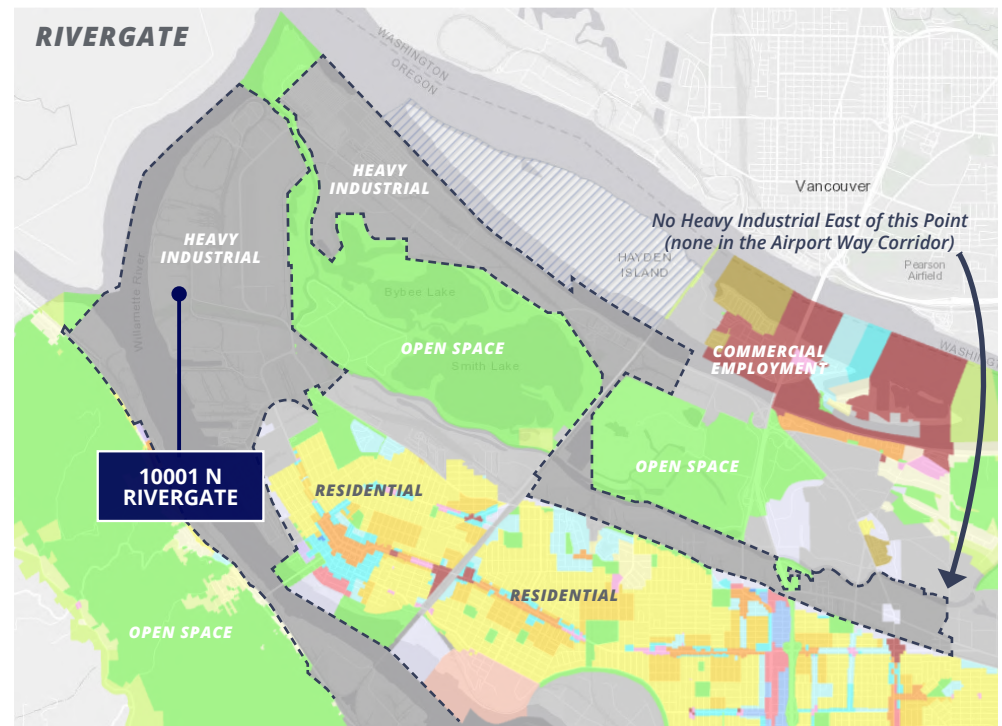
Allows property tax exemptions for up to five years



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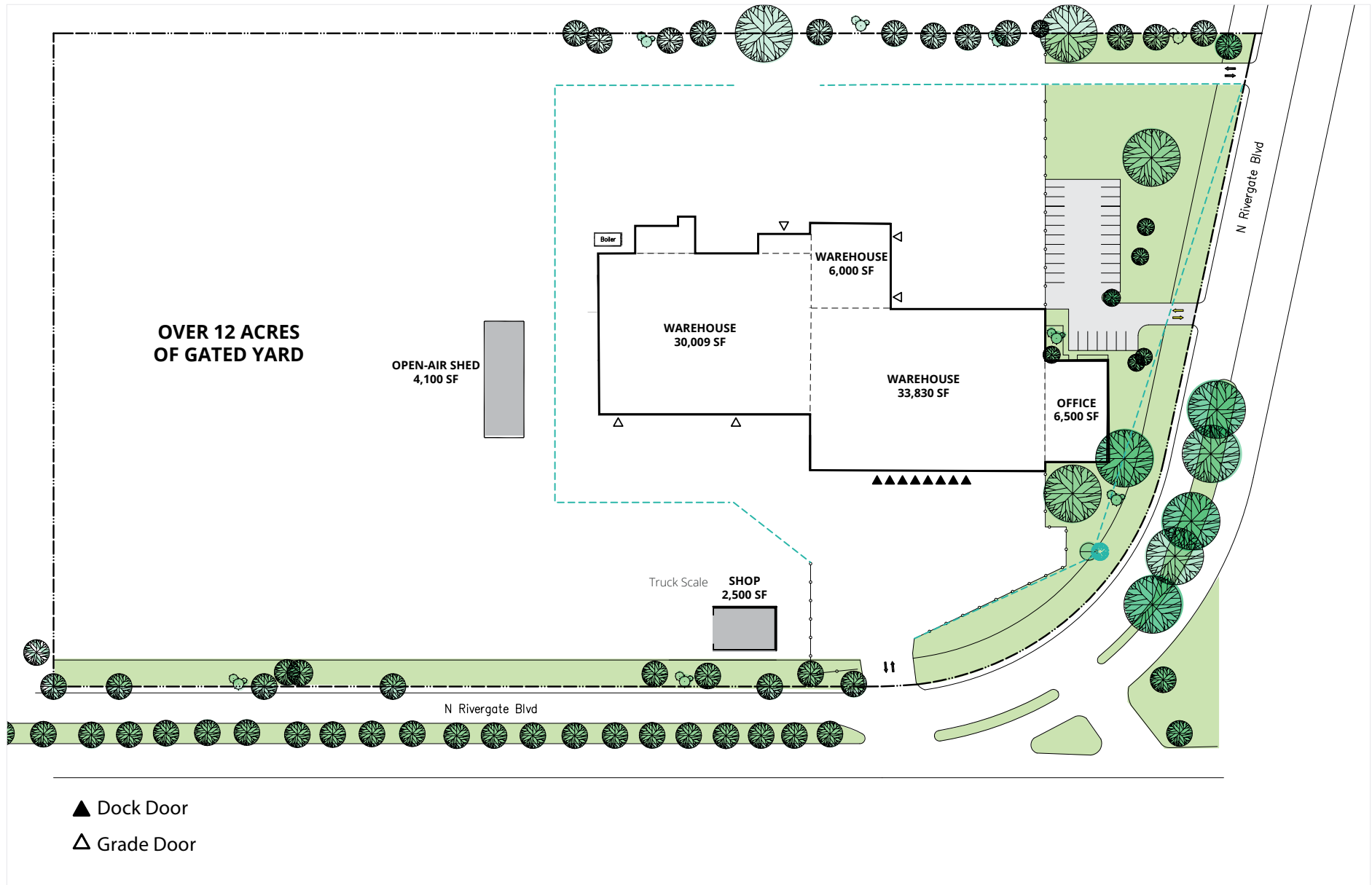
E-COMMERCE ZONE

Allows for a 25% state income/excise tax credit for businesses that qualify



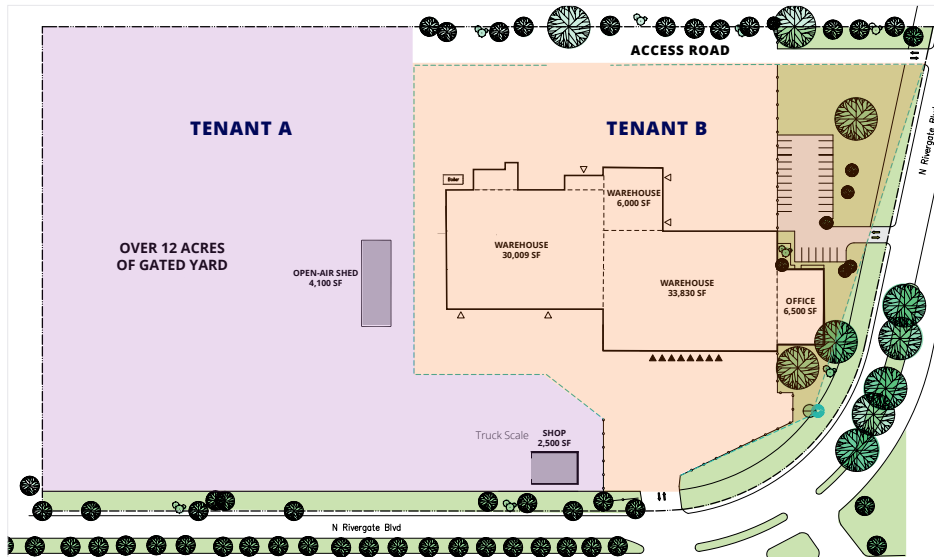


Site Plan

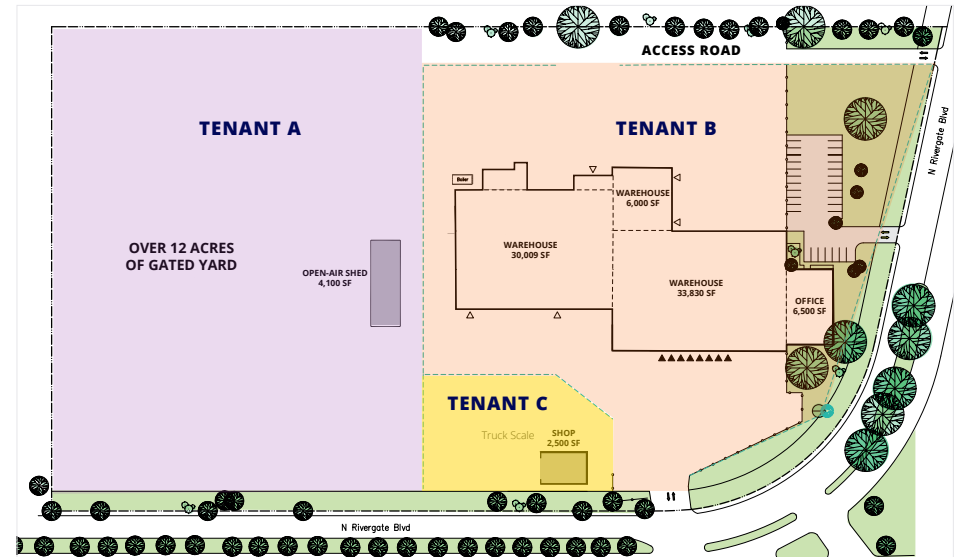


Potential Property Demises

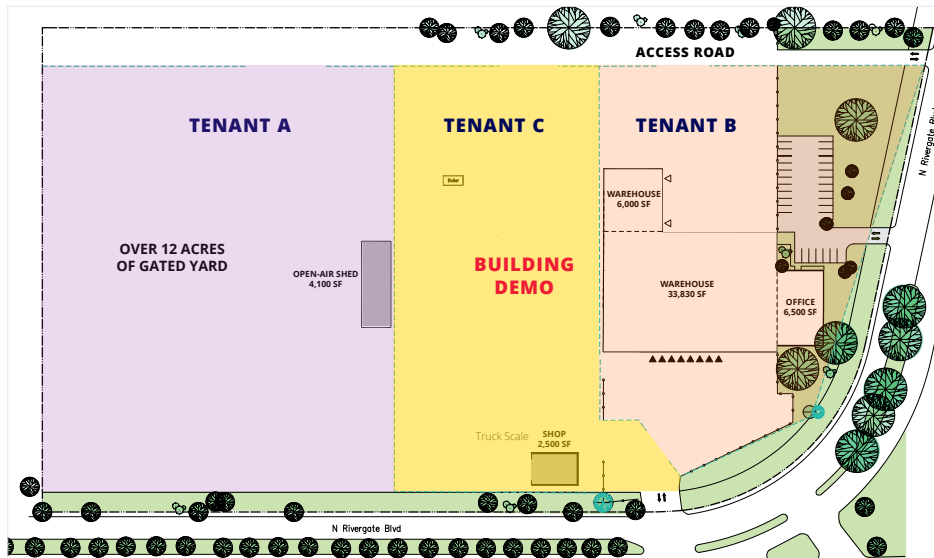
Occupy a portion of the property while leasing out excess space



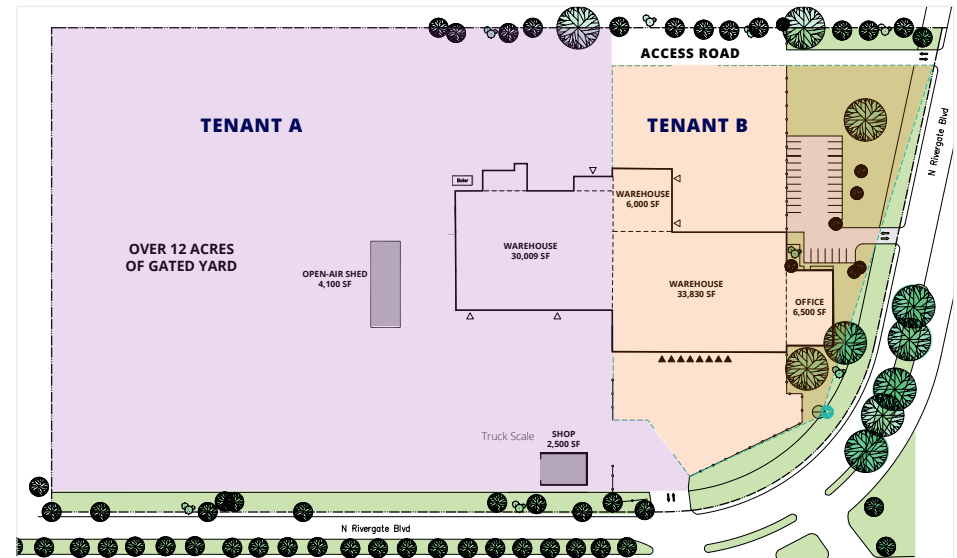
YARD AREA - TENANT A / BUILDING - TENANT B



**YARD AREA - TENANT A / BUILDING - TENANT B /
SHOP & YARD - TENANT C**

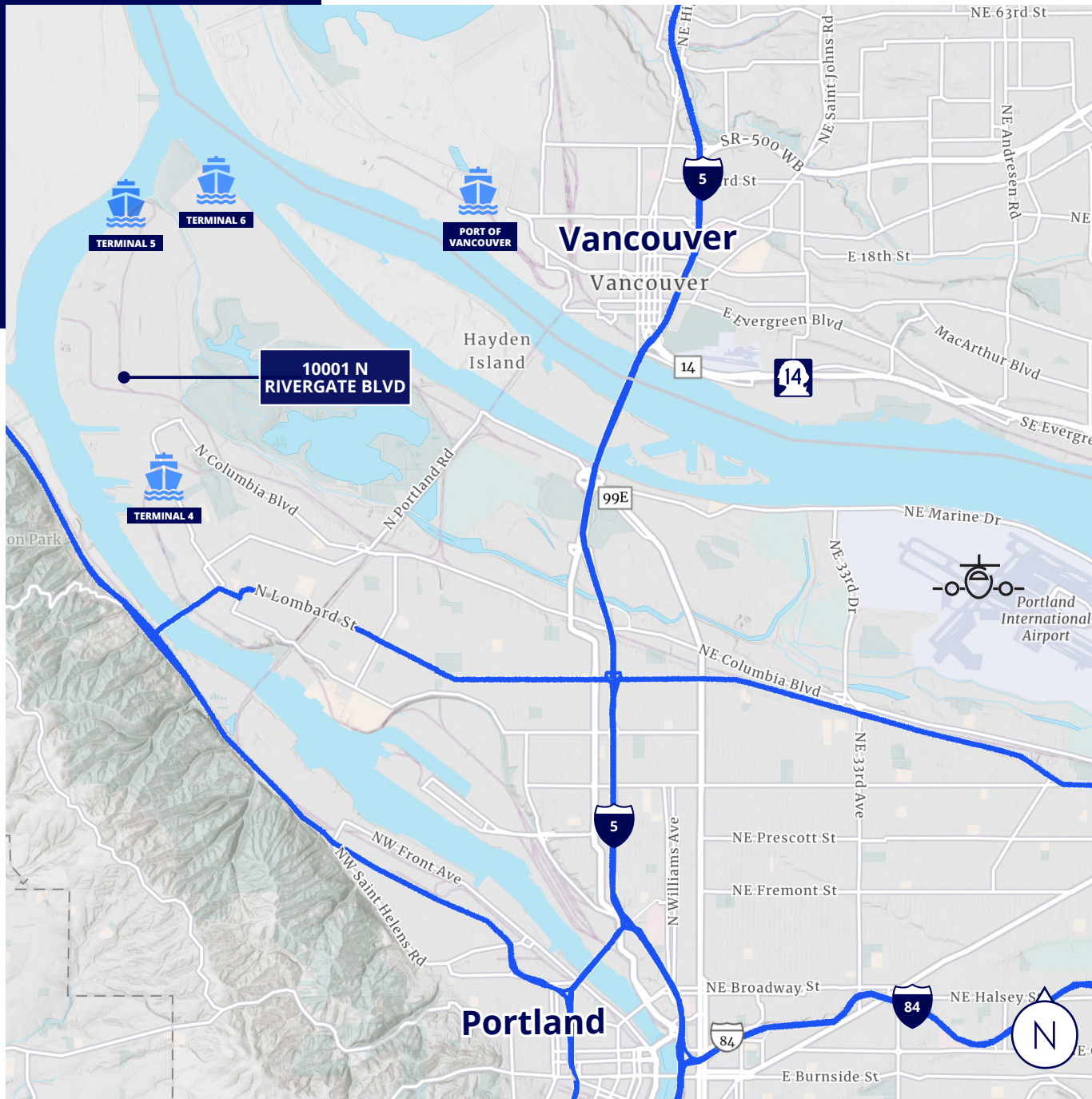


**PARTIAL DEMO: YARD AREA - TENANT A & C /
BUILDING - TENANT B**



**YARD AREA & PARTIAL BUILDING - TENANT A / YARD AREA &
PARTIAL BUILDING - TENANT B**

Area Map



Terminal 6
2.6 miles



I-5
7 miles



SR 14
10 miles



Port of Vancouver
11 miles



I-205
12 miles



Portland Int'l Airport
13 miles





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