



# BUFFALO YARDS IOS

NE Cornfoot Rd

NE Buffalo Street

NE 47th Avenue

## ±13 Acres Contiguous and Divisible For Lease

4450 NE Buffalo Street Portland, OR 97211

Available Q4 2026

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# PDX Airport Adjacent IOS Site

4450 NE BUFFALO ST, PORTLAND, OR

Leasing Opportunity | ±13.76 Acres Industrial Land Available

IOS/Truck Terminal/Contractor Yard

Vehicle maintenance, storage, and office buildings on site, centered in the Airport Way submarket

## FOR LEASE

Call Broker for Pricing

### Portland's Airport Way Submarket

Located at 4450 NE Buffalo Street, the property offers ~13 acres of industrial outdoor storage (IOS) in Portland's highly sought-after Airport Way submarket, adjacent to Portland International Airport and the region's primary air cargo facilities. The property benefits from excellent regional connectivity, with immediate access to Interstate 205 and Interstate 84, enabling efficient north-south and east-west movement throughout the Pacific Northwest. The site is well positioned for a wide range of industrial outdoor storage and logistics-oriented uses, including:

- Construction and contractor yards
- Equipment and fleet storage
- Truck parking and trailer storage
- Container or chassis yards
- Building materials and supply distribution
- Last-mile logistics or air cargo support operations

## Property Details

Acres Available ±4.60 to ±13.76

Total Square Feet ±200,376 to ±599,385 SF

Buildings

- 2,103 SF Storage (no electrical)
- 7,500 SF Storage (with electrical)
- 950 SF office

Landlord Improvements Underway

- Widening Buffalo Street
- Fencing
- Graveling
- Upgraded Lighting
- Automatic Access Gate

Accessibility Main access is through electronic gate, secondary access through an easement onto NE Crystal Lane currently unused)

Zoning General Industrial 2 (IG2, for approved uses click >>[here](#)<<

Connectivity Less than a mile to NE Lombard, just over two miles to the Interstate 205 & three miles to the Interstate 5

Availability Q4 2026

Possible Multi-tenant layout



# Centrally Located in the Columbia Corridor



For more information, contact:

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