

# FOR SUBLEASE

5759 NE Columbia Blvd - Bldg 3 - Portland, OR 97218



## ±13,500 SF WH with Office Available

Functional space with ±3,500 SF Office Buildout @ Columbia Commerce Park

- Term through April 30, 2028
- ±13,500 SF Shell / ±3,500 SF Office
- Office includes: Reception, Privates, Conference, Group Rooms, Open Work Space, Breakroom, Restrooms & Storage
- Zoning: IG2 (General Industrial 2)
- Eleven (11) Dock High Doors
- Two (2) Drive-In / Grade Doors
- Wet Sprinklers / 22' Clear Height
- 3-Phase Power
- On-Building Signage Possibilities
- Centrally Located in Airport Way

### Please Call for Details

(Do Not Disturb Tenant)



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### Adam McCostlin

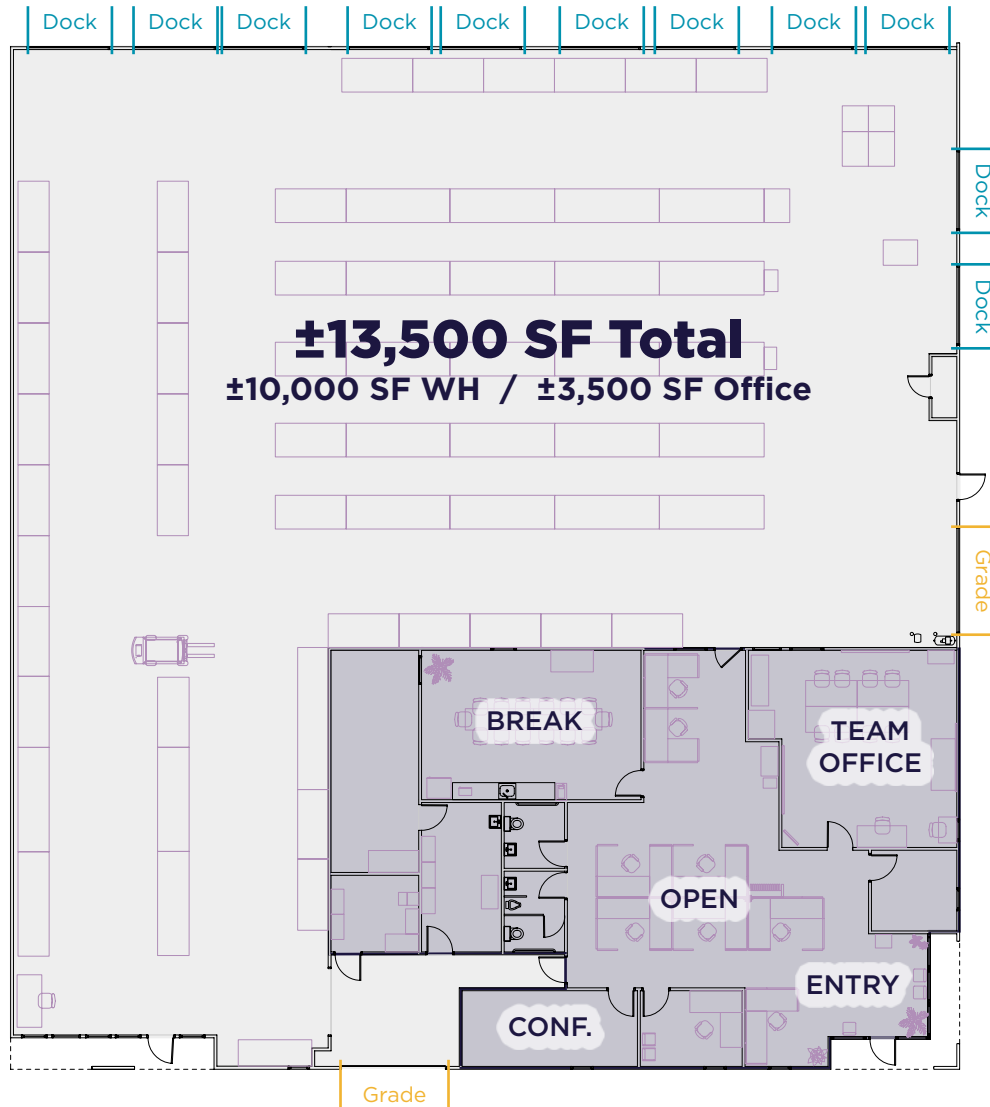
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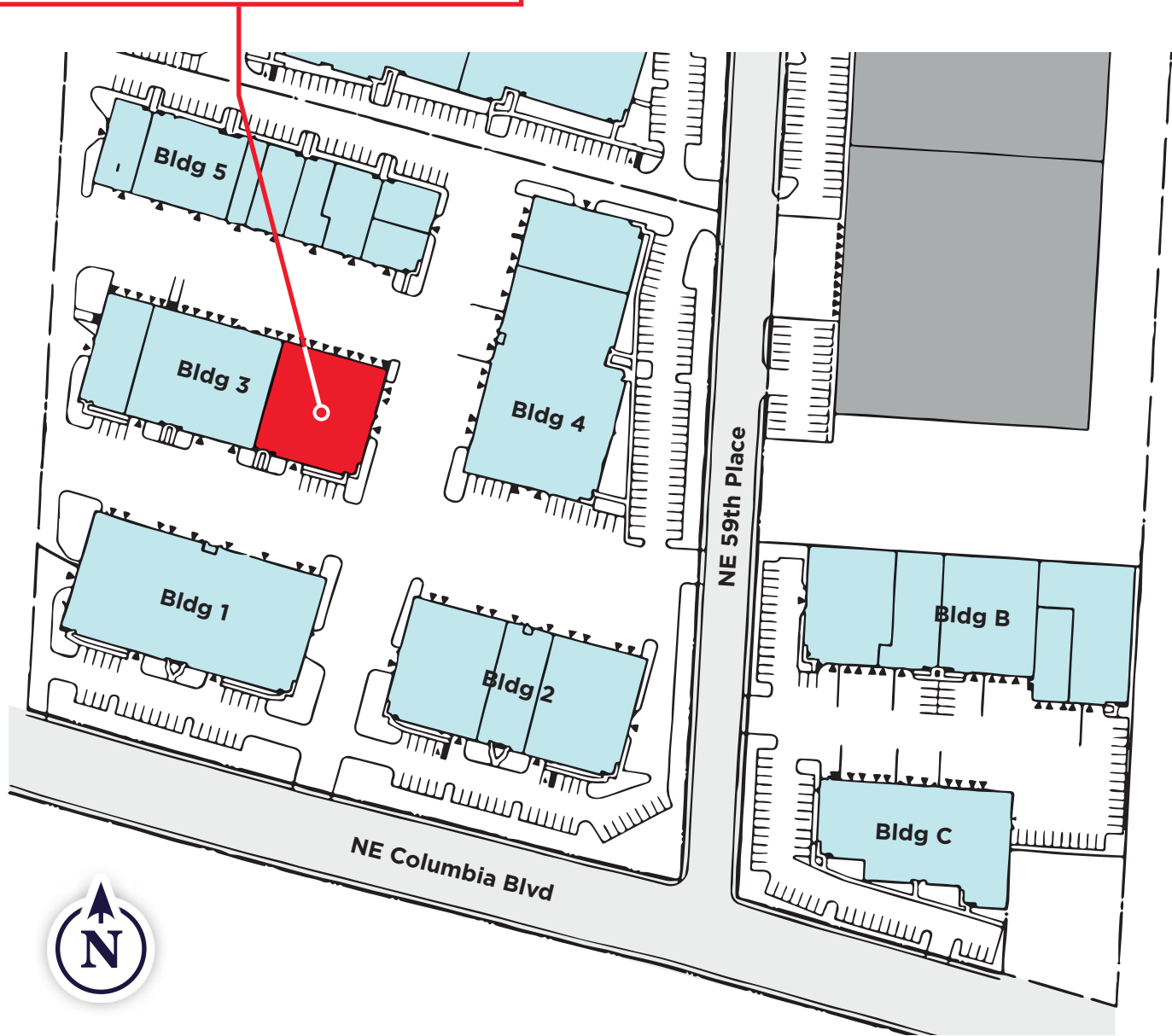
# Floor Plan & Photos

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# Site Plan

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## Space Detail & Highlights

Great opportunity to lease  $\pm 13,500$  SF of functional space at Columbia Commerce Park - a professionally owned and managed business park in NE Portland's popular Airport Way submarket.

The property is conveniently located along NE Columbia Blvd, and approximately 2.0 miles to I-205 via exit 23B. Immediate access to NE Columbia Blvd and NE Sandy Blvd, and nearby NE 82nd Avenue provide efficient routes to Portland International Airport, I-205, I-5 and I-84 - all premiere logistical access points.

This end cap space boasts  $\pm 3,500$  SF (estimated) of office including a reception, private offices, conference room, group work / meeting rooms, open work space, breakroom, two restrooms, storage and more. The  $\pm 10,000$  SF warehouse offers two (2) drive-in / grade doors and eleven (11) dock high doors!

# Regional Map

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**Interchange**  
1.9 miles



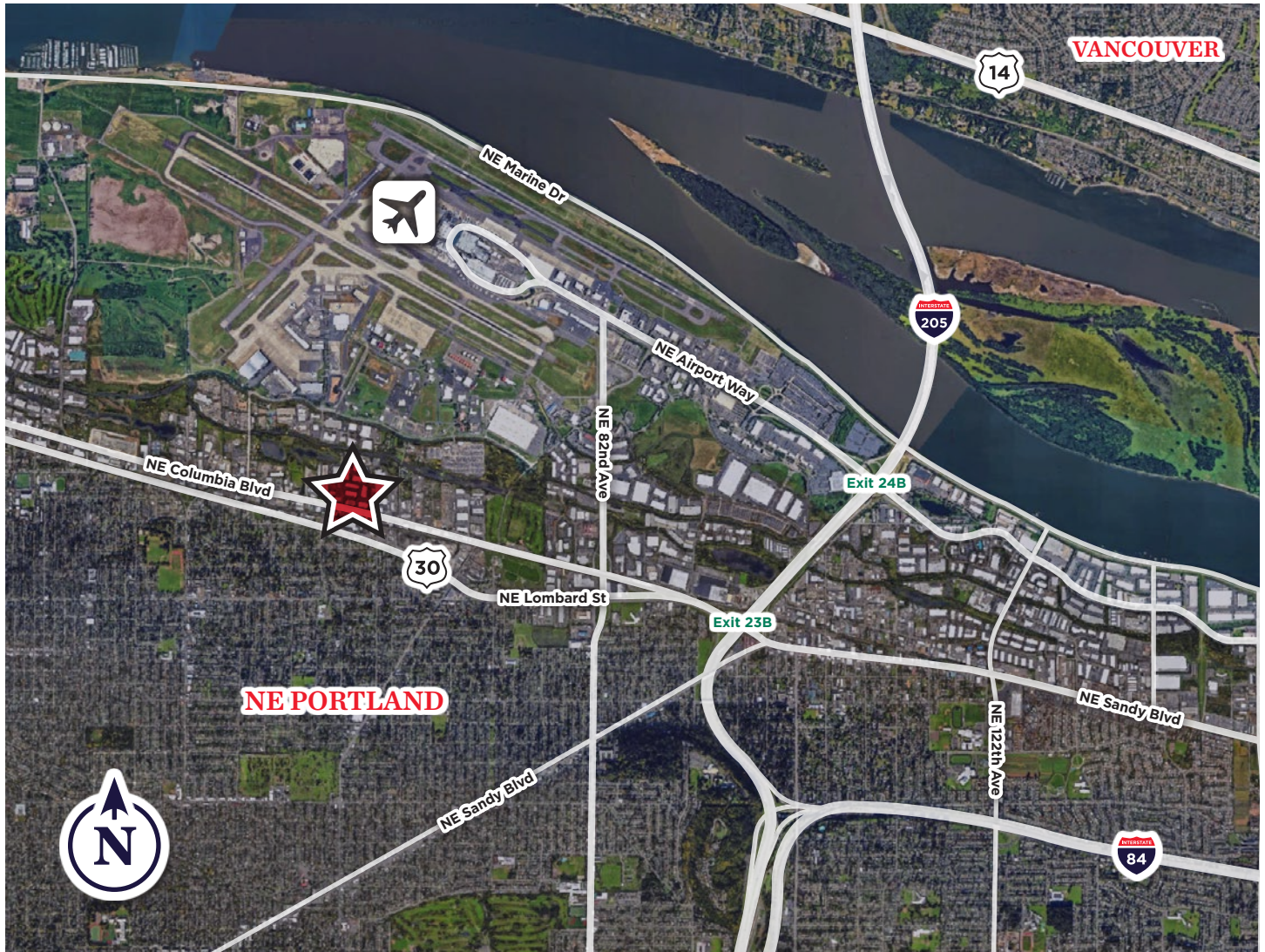
**Interchange**  
3.2 miles



**PDX Airport**  
3.3 miles



**CBD / Downtown**  
8.5 miles



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