



FOR LEASE



NORTHGATE INDUSTRY CENTER

Industrial Space Available

± 37,175 SF Shell (± 2,517 SF Office) | \$0.85/\$1.20 SF/Mo + NNN

5409 N Marine Drive, Portland, OR

- 2 miles to I-5 freeway
- Minutes to Port Terminals and Portland International Airport
- Frontage along Marine Drive
- Available October 1st, 2026
- Divisible to ± 16,017 SF

SCOTT KAPPES, SIOR

Principal | Licensed in OR & WA

503-517-9877

scottk@capacitycommercial.com

KENNY HOUSER, SIOR

Principal | Licensed in OR & WA

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CHRIS KAPPES

Vice President | Licensed in OR & WA

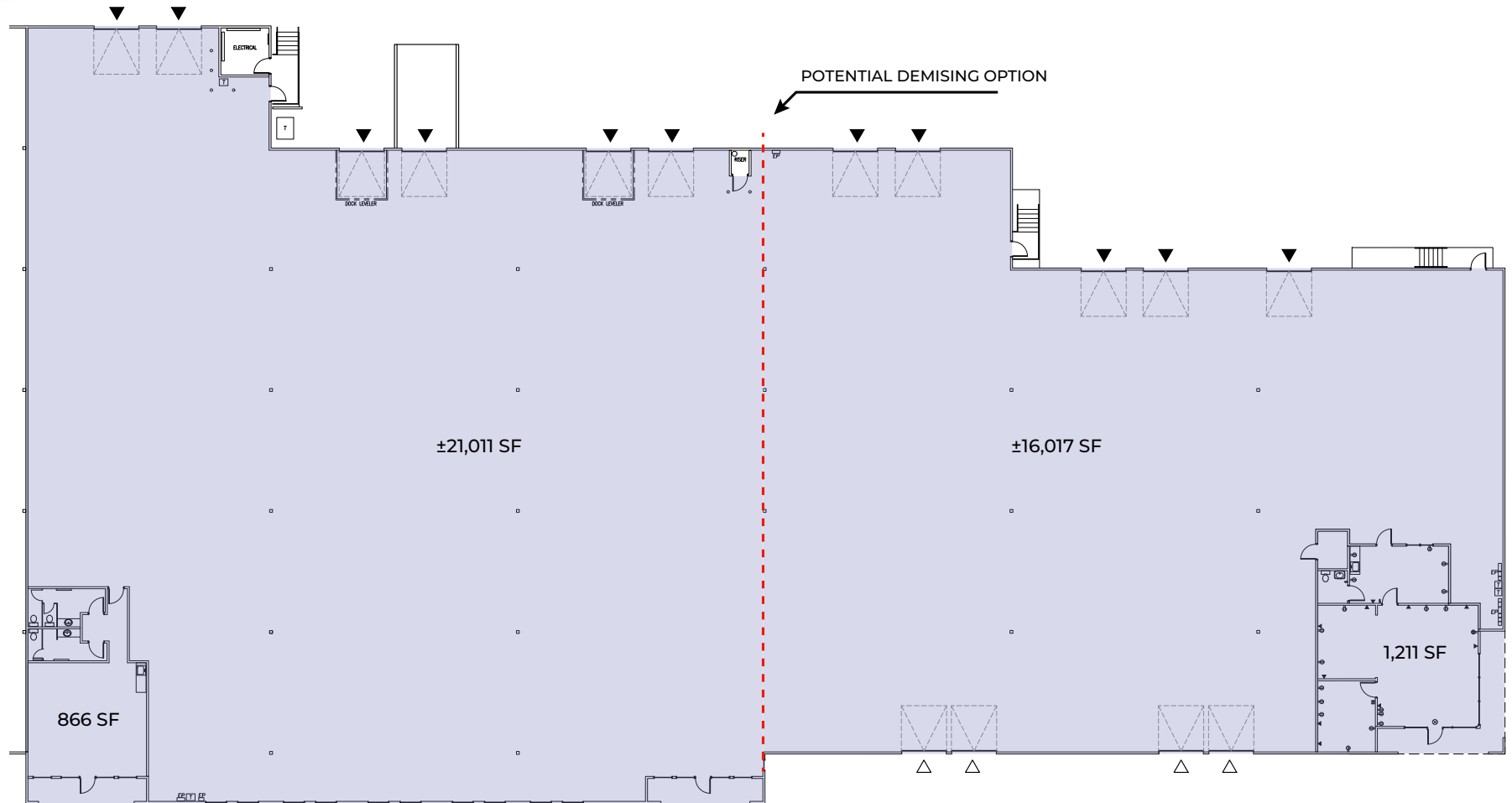
503-517-7127

chris@capacitycommercial.com



FLOOR PLAN

FLOOR PLAN





PROPERTY SUMMARY



**FOR
LEASE**



PROPERTY DETAILS

Address	5409 N Marine Drive Portland, OR 97203
Available Space	± 37,175 SF Shell (± 2,517 SF Office)
Lease Rate	\$0.85 /SF Shell and \$1.20 /SF Office
Estimated NNN	\$0.30 /SF
Use Type	Industrial
Clear Height	20', Insulated
Dock High Doors	11, Levelers, Seals
Grade Level Doors	4
Power	400a / 480v 3ph, Estimated
Lighting	T-5
Sprinkler Type	Dry System .37/2000 GPM
Availability	October 1st, 2026



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