

COLUMBIA STEEL SITE

10425 N BLOSS AVE, PORTLAND, OR 97203



FOR LEASE



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THE SITE

One-of-a-kind industrial land opportunity within the Portland Metro region for users and developers. 76.34 acres of flat industrial land, heavily paved and graded. Once home to the oldest steel foundry west of the Mississippi River, Columbia Steel, for over 120 years, the site features heavy infrastructure, including an on-site electrical substation, rail service on a Union Pacific (UP) mainline, up to 12" natural gas service lines, and proximity to I-5, Portland, and Vancouver, WA. Electronic fencing was recently installed around the property's perimeter.

▶ SITE FLYOVER VIDEO

THE HIGHLIGHTS

- Large scale
- Rail served
- Heavy power (on-site substation)
- Heavy natural gas
- Brand new perimeter fence system

OFFERING SUMMARY

| | |
|-----------------|-----------------|
| Available Yard: | 2 - 47 Acres |
| Lease Rate: | \$0.15/SF/month |
| Lease Type: | Gross |

ALLOWED USES



MANUFACTURING & PRODUCTION



WAREHOUSE & FREIGHT



INDUSTRIAL SERVICE



RAILYARDS



STORAGE/ SELF-STORAGE



UTILITIES



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1 Leased to Swan Island Sheet Metal

2 Available at **\$0.50/SF (NNN)**
Approx. 35,000 SF

3 Leased
Approx. 16,000 SF

4 On-site Substation
13MW+ with potential for more

5 12" Natural Gas Line

6 Planned Demolition



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