

**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.

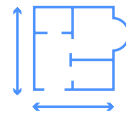


# Functional Today. Flexible for Tomorrow.

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 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 Interstate 5, Columbia Boulevard, and the Port of Portland's marine terminals, providing exceptional connectivity for distribution, manufacturing, logistics, bulk material handling, and freight-oriented operations.



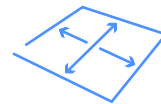
$\pm 76,809$  Square  
Foot Shell



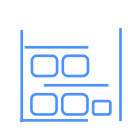
$\pm 5,712$  Square Foot  
1st Floor Office



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

Nearby 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

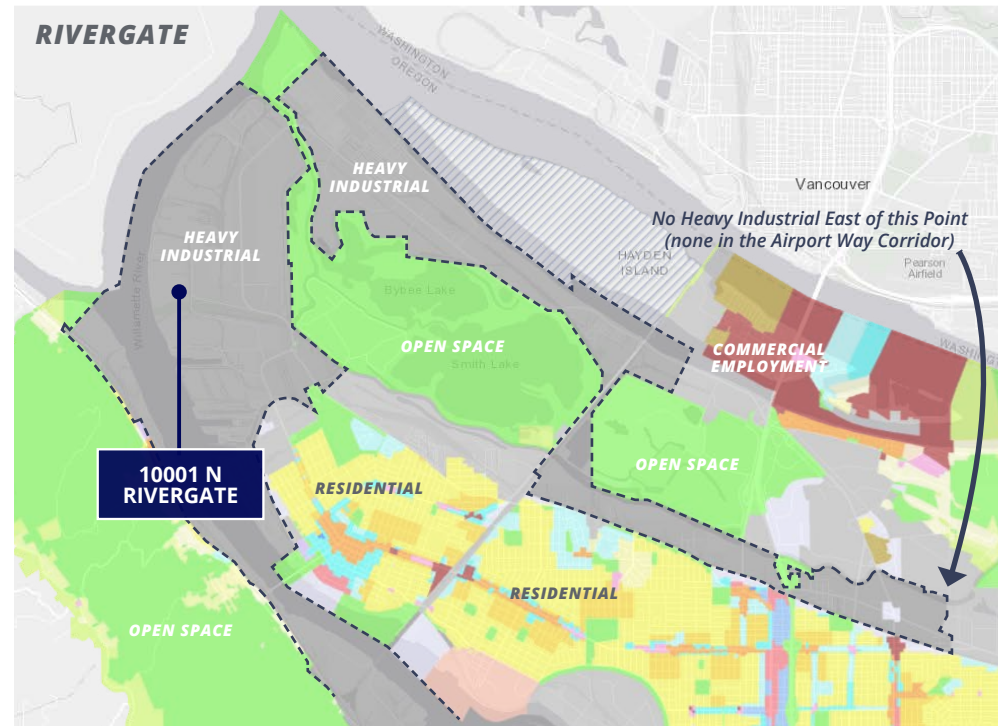
Allows property tax exemptions for up to five years



[CLICK HERE](#)

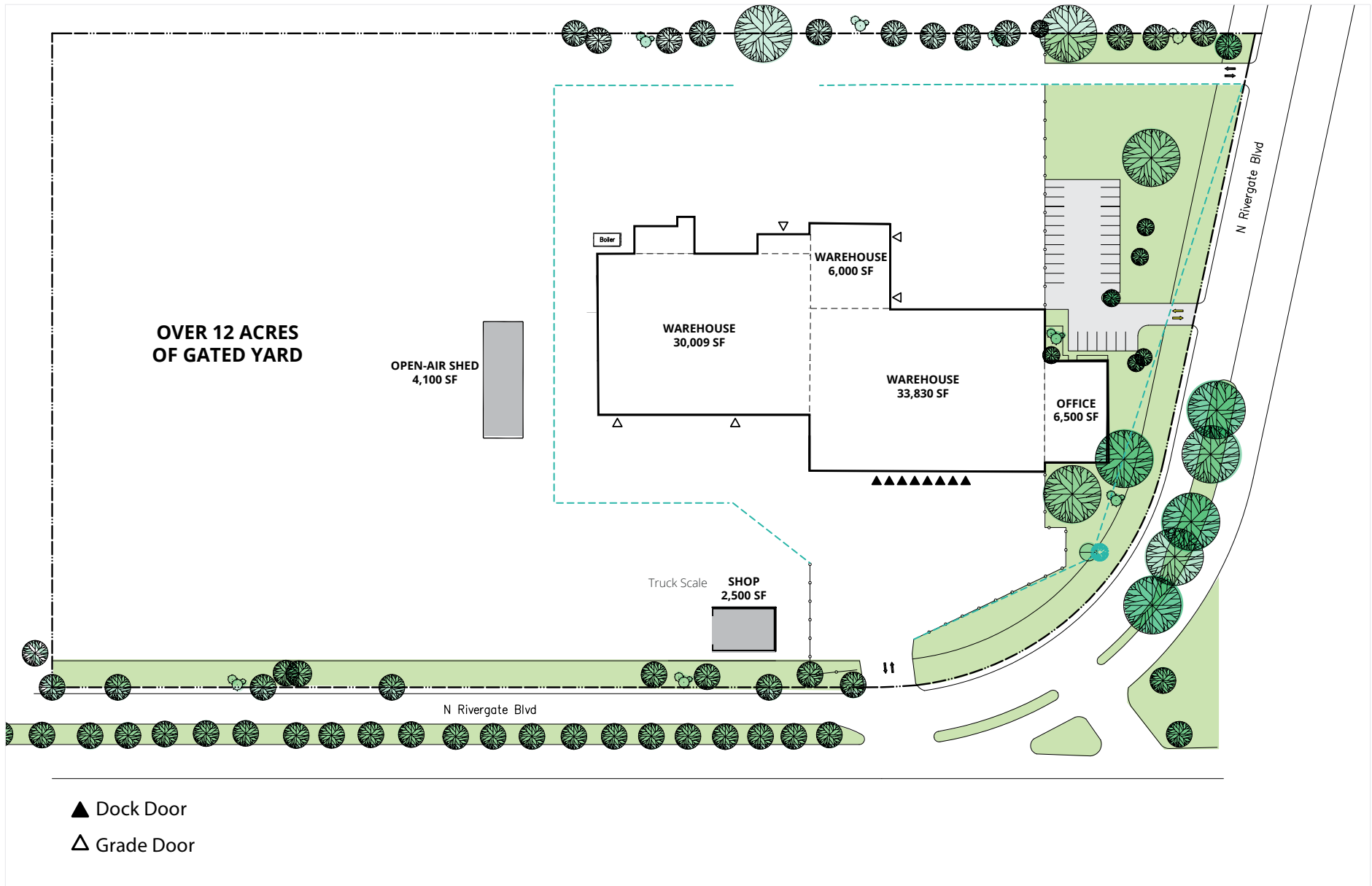
### E-COMMERCE ZONE

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



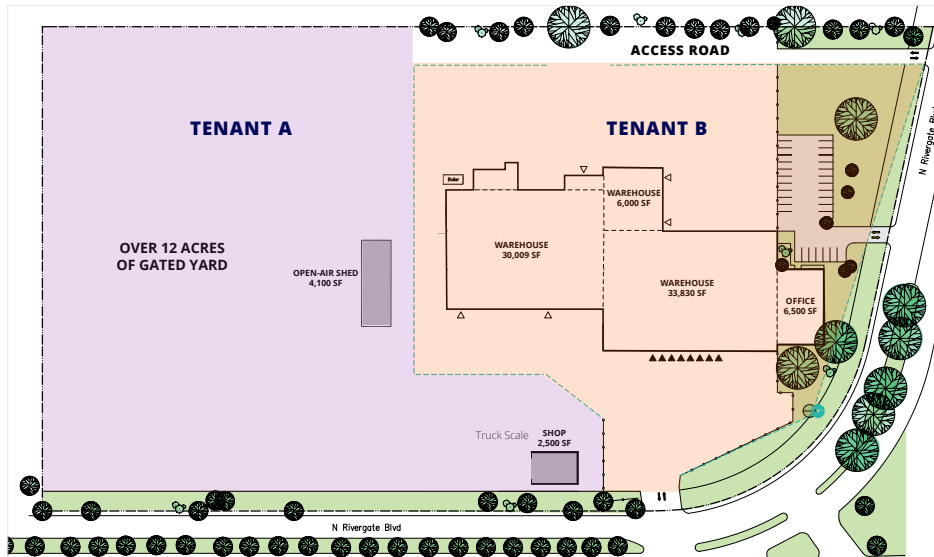


# Site Plan

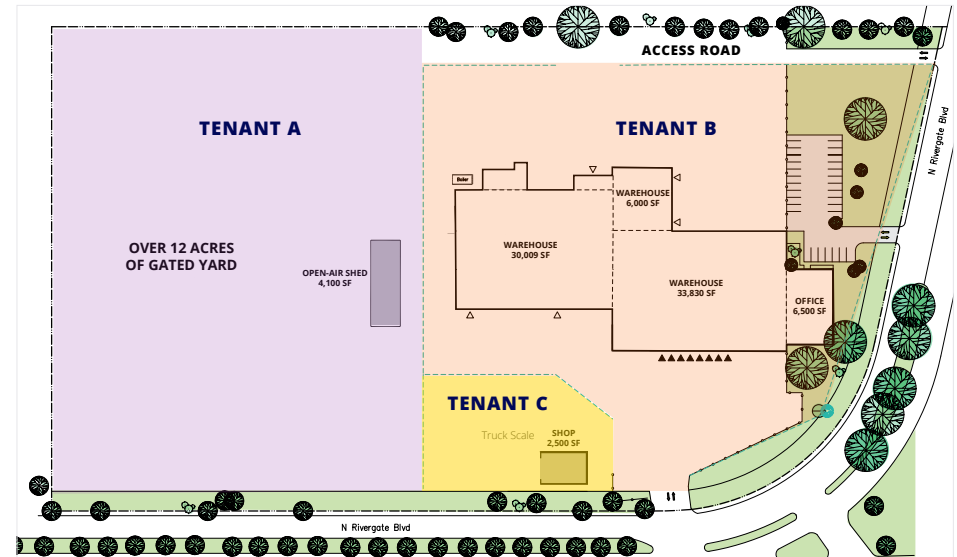


# Potential Property Demises

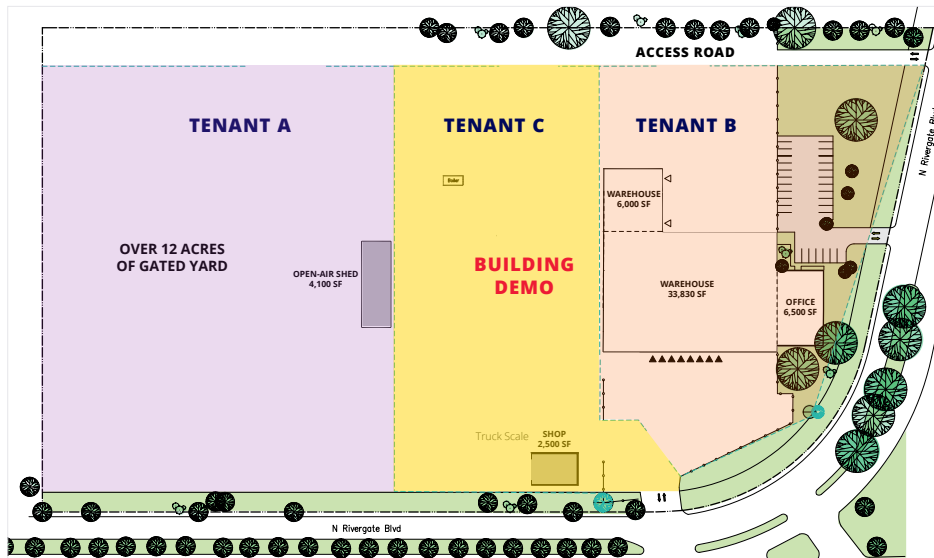
Occupy a portion of the property while leasing out excess space



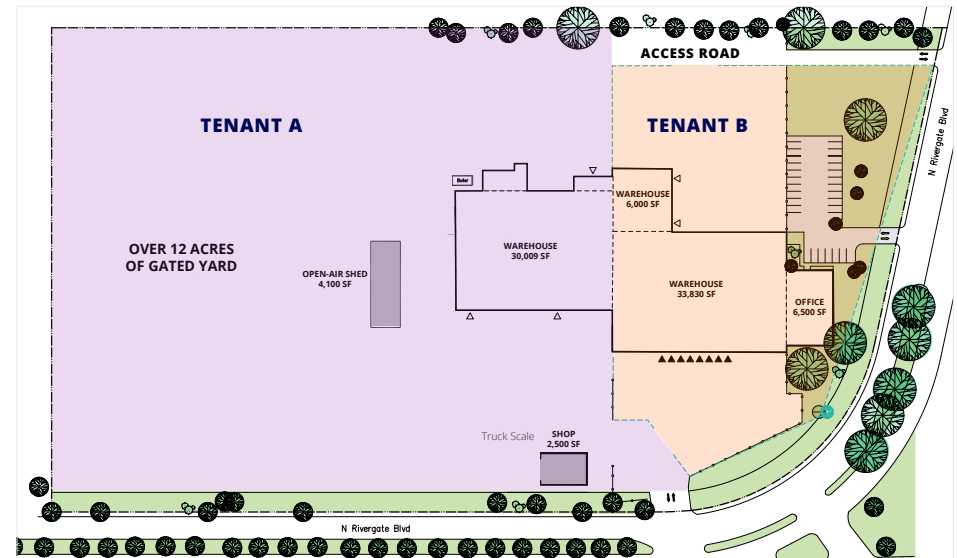
**YARD AREA - TENANT A / BUILDING - TENANT B**



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

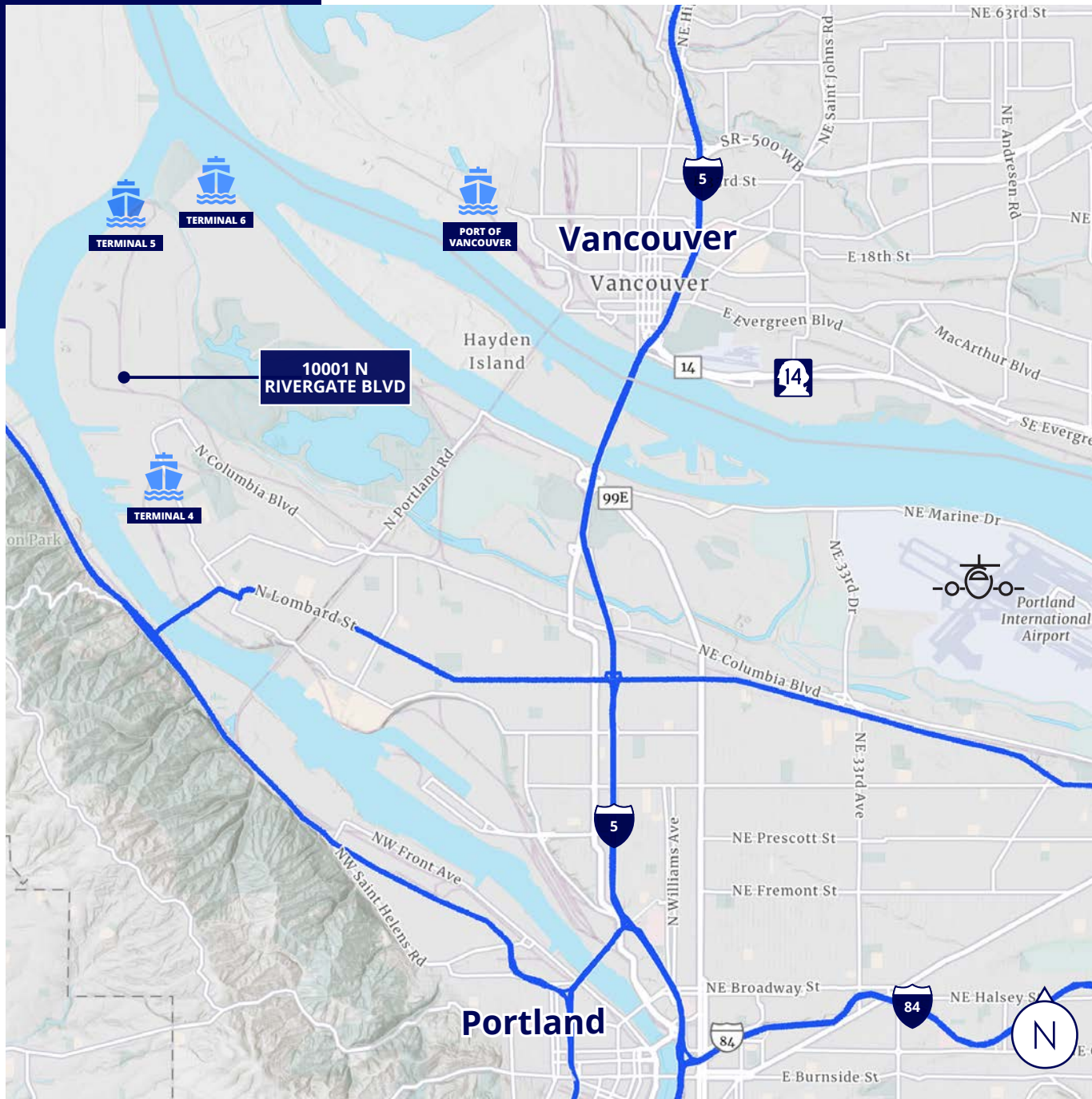


**PARTIAL DEMO: YARD AREA - TENANT A & C /  
BUILDING - TENANT B**



**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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