

FOR SUBLEASE



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# Northeast Portland Industrial Building

3900 NE 158TH AVENUE, PORTLAND, OR

Subleasing Opportunity | Available Now

Distribution/Logistics/Warehousing

Centrally located in the Airport Way/East Columbia Corridor submarket.

## FOR SUBLEASE

Call Broker for Pricing

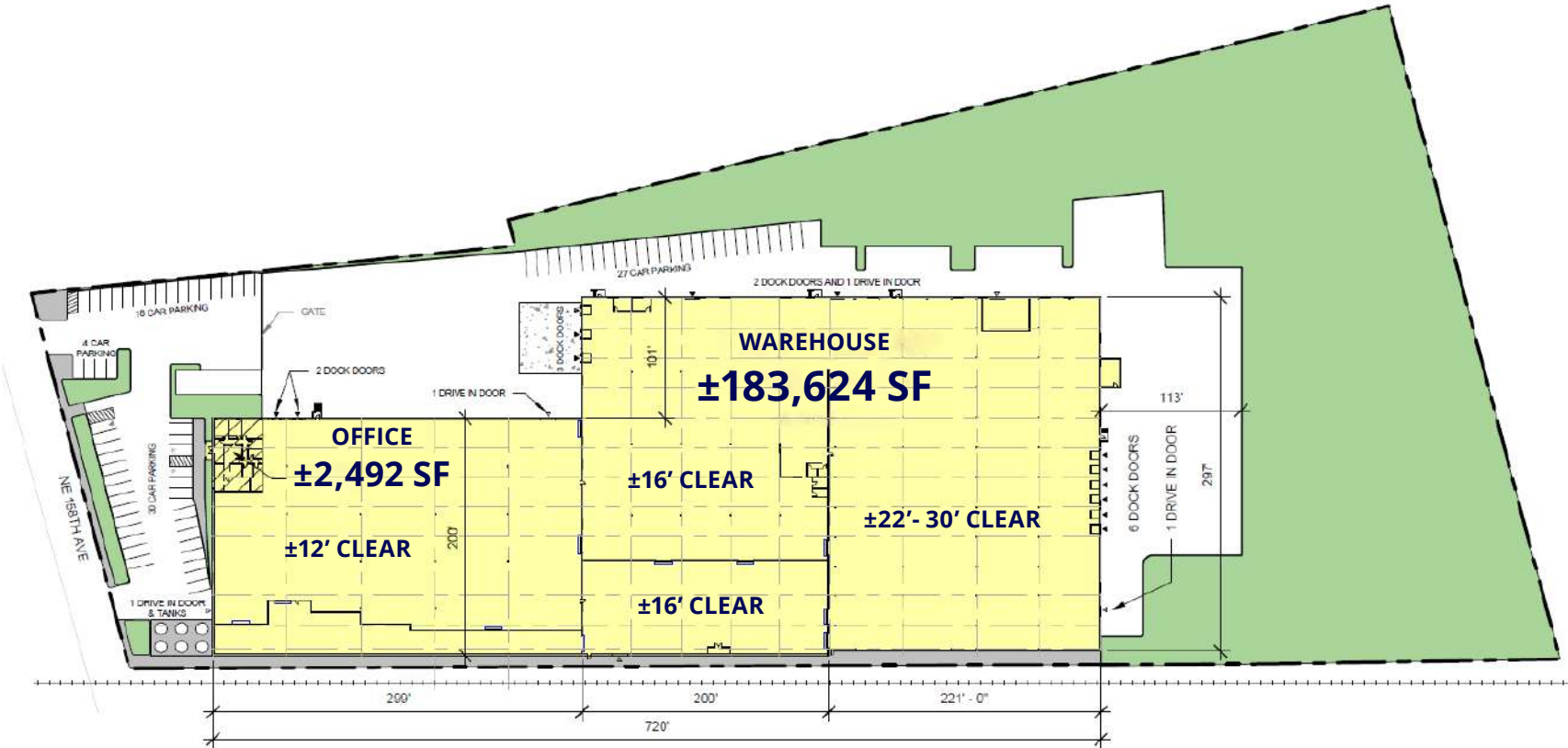
### Airport Way/East Columbia Corridor:

The Airport Way / North Columbia Corridor is Portland’s most established logistics and industrial hub, defined by its unparalleled transportation access and concentration of high-quality corporate occupiers (Amazon, UPS, Boeing, Costco, Home Depot and more). Direct connections to Interstates 84 and 205, immediate proximity to Portland International Airport, and convenient routes to the Port of Portland have made this submarket a vital gateway for regional, national, and international distribution. Not only is the submarket supported by one of the region’s deepest labor pools, with nearly two million people living within a 30-mile radius, it also provides seamless transportation access and the advantage of operating within a well-established ecosystem of leading corporate neighbors.

### Property Details

Total Building SF	±186,116
Available Space	±186,116
Office SF	±2,492 SF office space
Acreage	11.17 acres - substantial yard and outdoor storage areas
Divisible	Spaces from 20,000 SF and up
Ceiling Height	12' - 30'
Dock Doors	12 doors
Grade Doors	3 doors
Power	±4,500 amps of 480V, 3-phase
Fire Suppression	Wet sprinklers
Auto Parking	79 spaces
Rail spur	Rail spur on south side of the building
Economic Incentives	Located within the East Portland Enterprise Zone
Sublease Term	Flexible term options, master lease expires 2038
Other	Additional yard possible
Lease Rate	Call broker

# Floor Plan



## Property Features

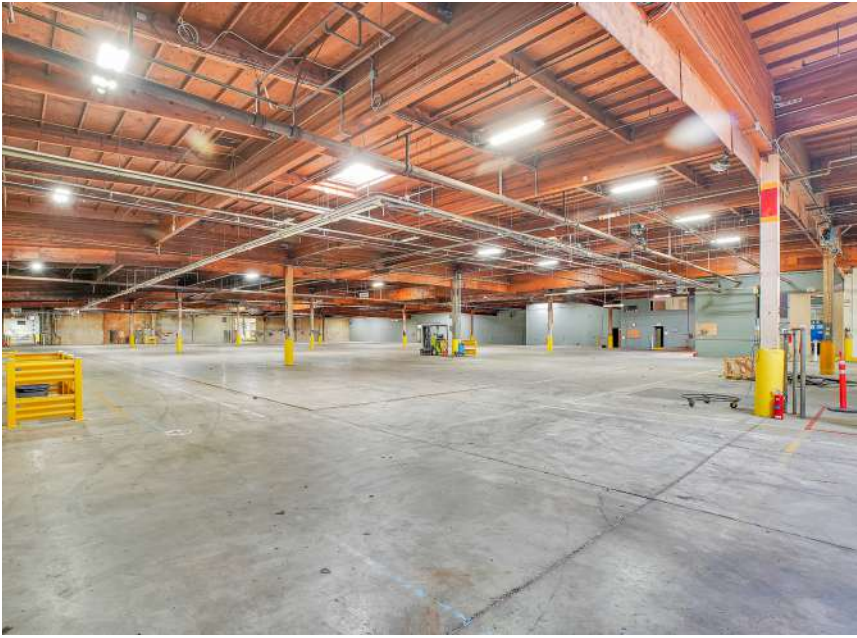
- Fully fenced and gated premises
- Heavy power existing
- Flexible terms available
- Ideal for manufacturing or dead storage distributor

±186,116  
total square feet  
available

# Building Photos



# Interior Photos



# Interior Photos



# Area Map



## Driving Distances

Interstate 84 1.6 miles

Interstate 205 3.5 miles

Portland Airport 4.5 miles

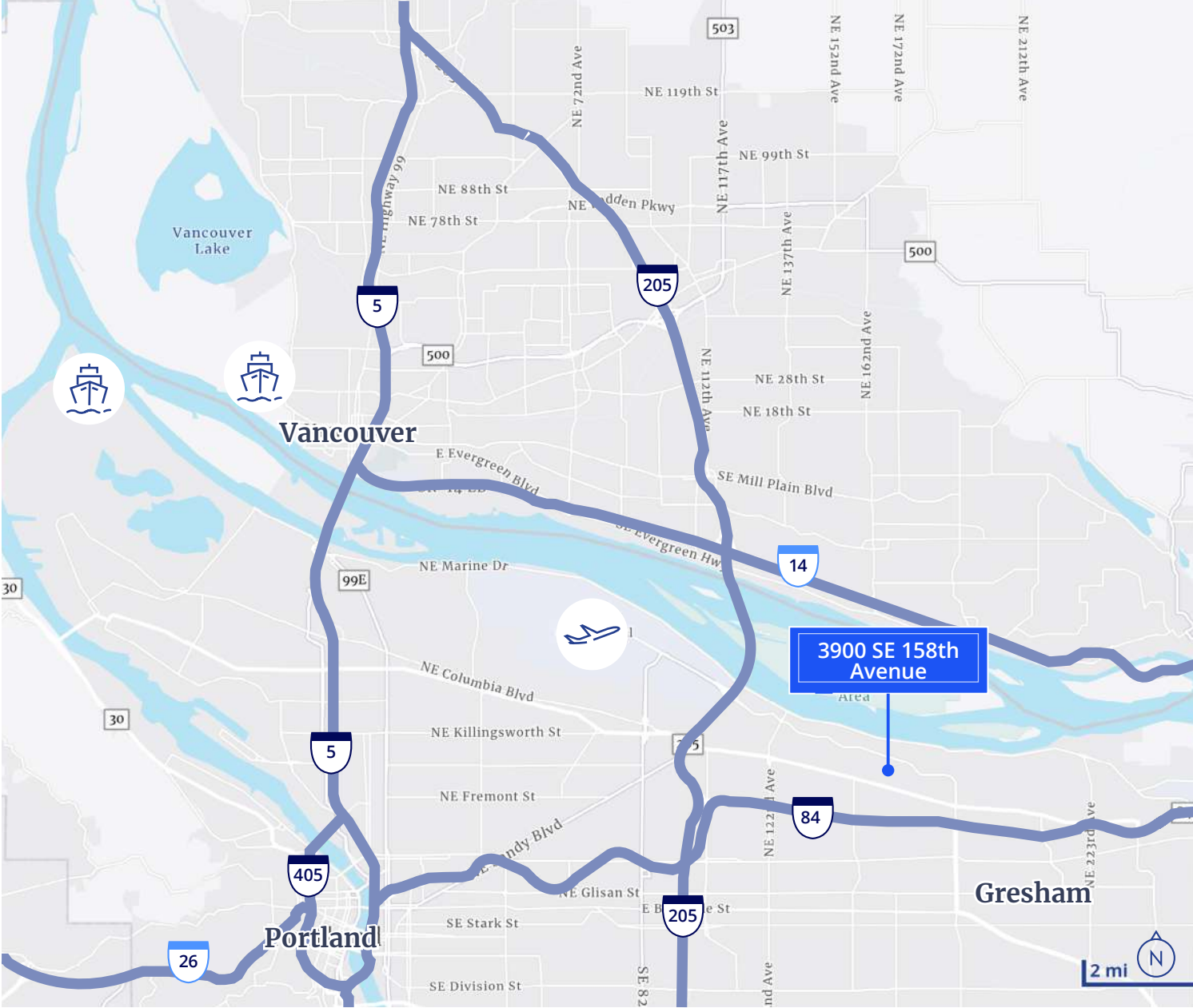
SR 14 Hwy 5.9 miles

Interstate 5 12.4 miles

Downtown Portland 13.0 miles

Port of Portland, Terminal 6 14.7 miles

Tacoma 144 miles



# Corporate Neighbors



For more information, contact:

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