



FOR SUBLEASE



## 2621 NW INDUSTRIAL ST

### Industrial Space

± 25,000 SF | \$0.85/SF

### 2621 NW Industrial St, Portland, OR

This building provides a rare opportunity to lease functional industrial space in NW Portland with dock and grade loading with excess paved and graveled land for storage and parking. The tenant space blends the convenience of it's location with security provided it's fully fenced exterior with a lockable access gate.

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**PROPERTY SUMMARY**



### PROPERTY DETAILS

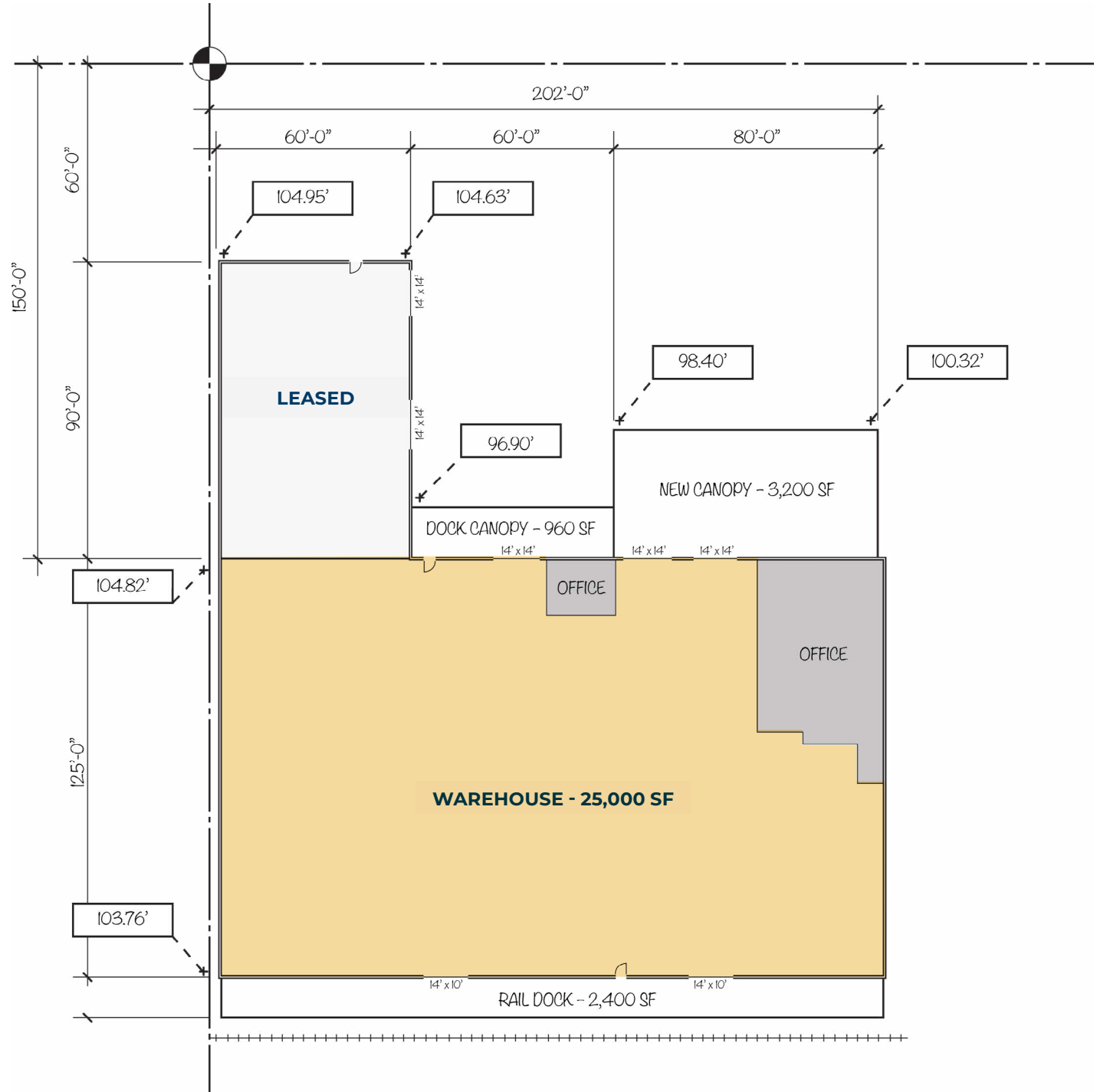
<b>Address</b>	2621 NW Industrial St Portland, OR 97210
<b>Total SF</b>	± 25,000 SF
<b>Office SF</b>	± 2,184 SF with Three Private Office Spaces, Conference Room, Lunch Room, Open Work Areas
<b>Dock Loading</b>	3 Dock Positions
<b>Grade Loading</b>	3 Grade
<b>Clear Height</b>	±21'
<b>Sprinklers</b>	Dry Sprinkler System
<b>Roof</b>	Metal with Rigid Insulation R38
<b>Power</b>	120/240 V, 400 Amps 3-Phase
<b>Zoning</b>	IH - Heavy Industrial
<b>Rates</b>	\$0.85/SF
Term runs through November of 2028	

### Location Features

- Fully Insulated Warehouse
- ±35,000 SF Fenced Yard
- 2 Restrooms in Office and 2 in Warehouse
- Mezzanine Storage
- ±2,400 SF Covered Rear Dock and Additional Storage Area with 2 Rail Doors to Warehouse

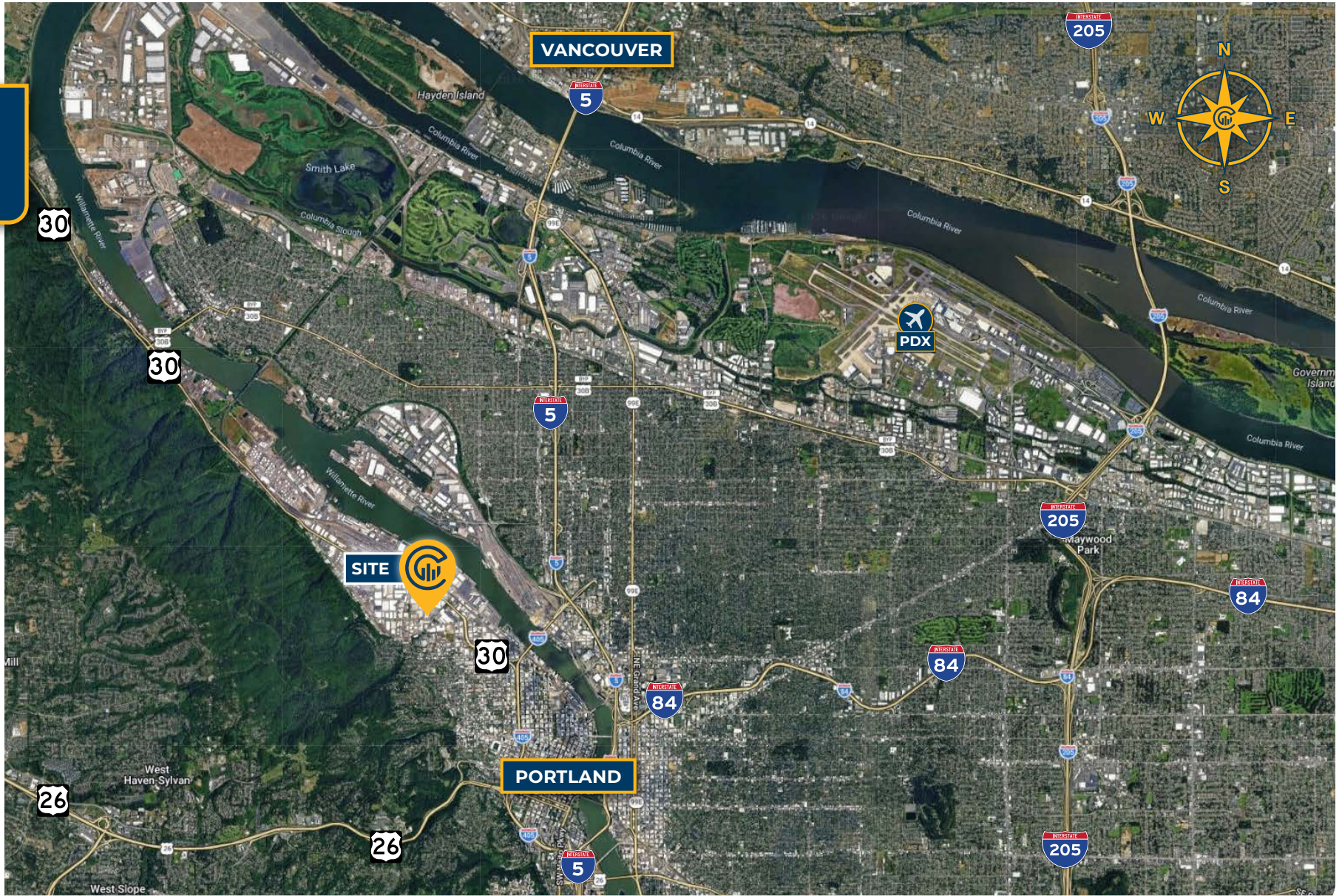


# FLOOR PLAN





# LOCAL AERIAL MAP



\*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2025 | Map data ©2025 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO

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