

PDX WEST

LOGISTICS CENTER

952,000 SF FOR LEASE

NE Marine Drive & NE 33rd Drive, Portland, OR 97211

LARGEST AIRPORT ADJACENT CLASS A LOGISTICS BUILDING IN THE PACIFIC NORTHWEST

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PROPERTY DETAILS

LARGEST AIRPORT ADJACENT CLASS A LOGISTICS BUILDING IN THE PACIFIC NORTHWEST 952,000 SF

BUILDING AREA:

Approximately 952,000 SF of total space with build-to-suit office area

DIMENSIONS:

670' building depth

MAIN OFFICE:

Build-to suit, with a variety of layout options to suit any tenant need

SPRINKLER:

ESFR fire suppression system

COLUMN SPACING:

52' x 55' column spacing

TRUCK COURTS:

180'

CLEAR HEIGHT:

40'

TRAILER STALLS:

Excellent trailer parking, storage at overflow with 421 stalls available

DOCK DOORS:

158 dock doors

GRADE DOORS:

Four grade-level doors

TYPE:

Modern, high-cube distribution

LIGHTING:

LED lighting with motion sensors

YEAR BUILT:

Breaking ground Summer 2027 with delivery planned for Fall 2028

VISIBILITY:

Signage available; monument and building

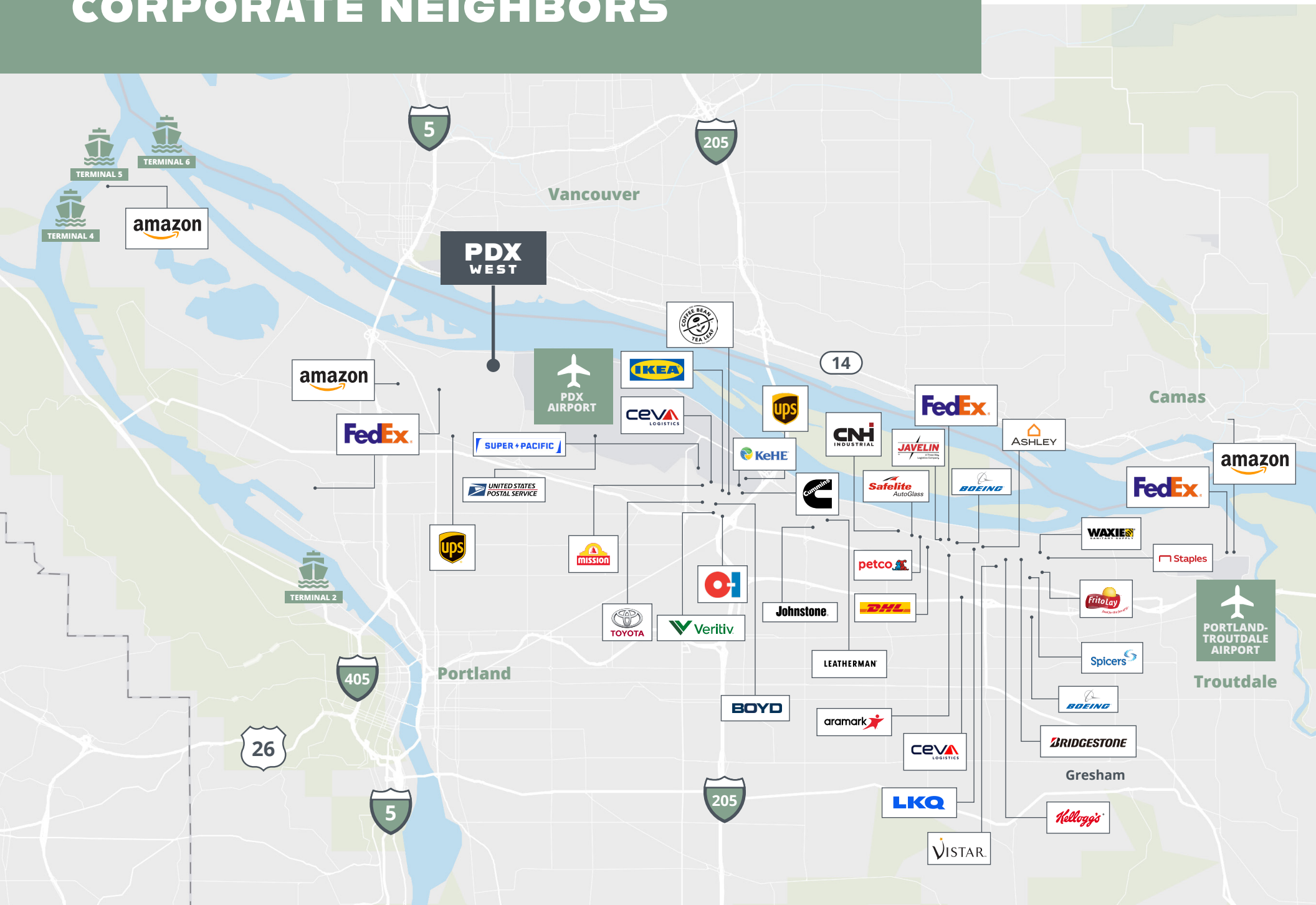




CLASS A CROSS-LOADED BUILDINGS

- 158 dock doors
- 4 grade doors
- 352 auto parking stalls
- 421 trailer stalls

CORPORATE NEIGHBORS





AIRPORT ADJACENT STATE-OF-THE ART LOGISTICS OPPORTUNITY

I-5 CORRIDOR LOGISTICS HUB

Positioned along the I-5 corridor within a major metropolitan area, PDX West offers immediate access to one of the West Coast's primary north-south transportation routes. It's location provides seamless connectivity to regional and national distribution networks, supported by proximity to Portland International Airport, air cargo facilities, and key logistics infrastructure. With access to a deep and skilled labor pool, as well as efficient links to major population centers, this setting delivers scale, accessibility, and operational advantages.



**ENTERPRIZE ZONE
INFORMATION**

**E-COMMERCE ZONE
INFORMATION**

PDX LOGISTICS CENTER DEVELOPED BY

PDX LOGISTICS CENTER I	383K SF
PDX LOGISTICS CENTER II	355K SF
PDX LOGISTICS CENTER III	257K SF

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LOCATED WITHIN: ENTERPRISE & E-COMMERCE ZONES

PDX WEST LOGISTICS MAP

2 miles

I-5 Freeway
(most active on West Coast)

2.4 miles

30 Freeway

7 miles

205 Freeway

PDX
WEST



WORKFORCE & ECONOMIC DRIVERS



349,590

GenZ Population



472,078

Millennial Population



325,442

GenX Population



116,000

Manufacturing Employees



219,000

Transport/Trade/Utilities Employees



325,000

Total Industrial-Related Workers



1.38 M

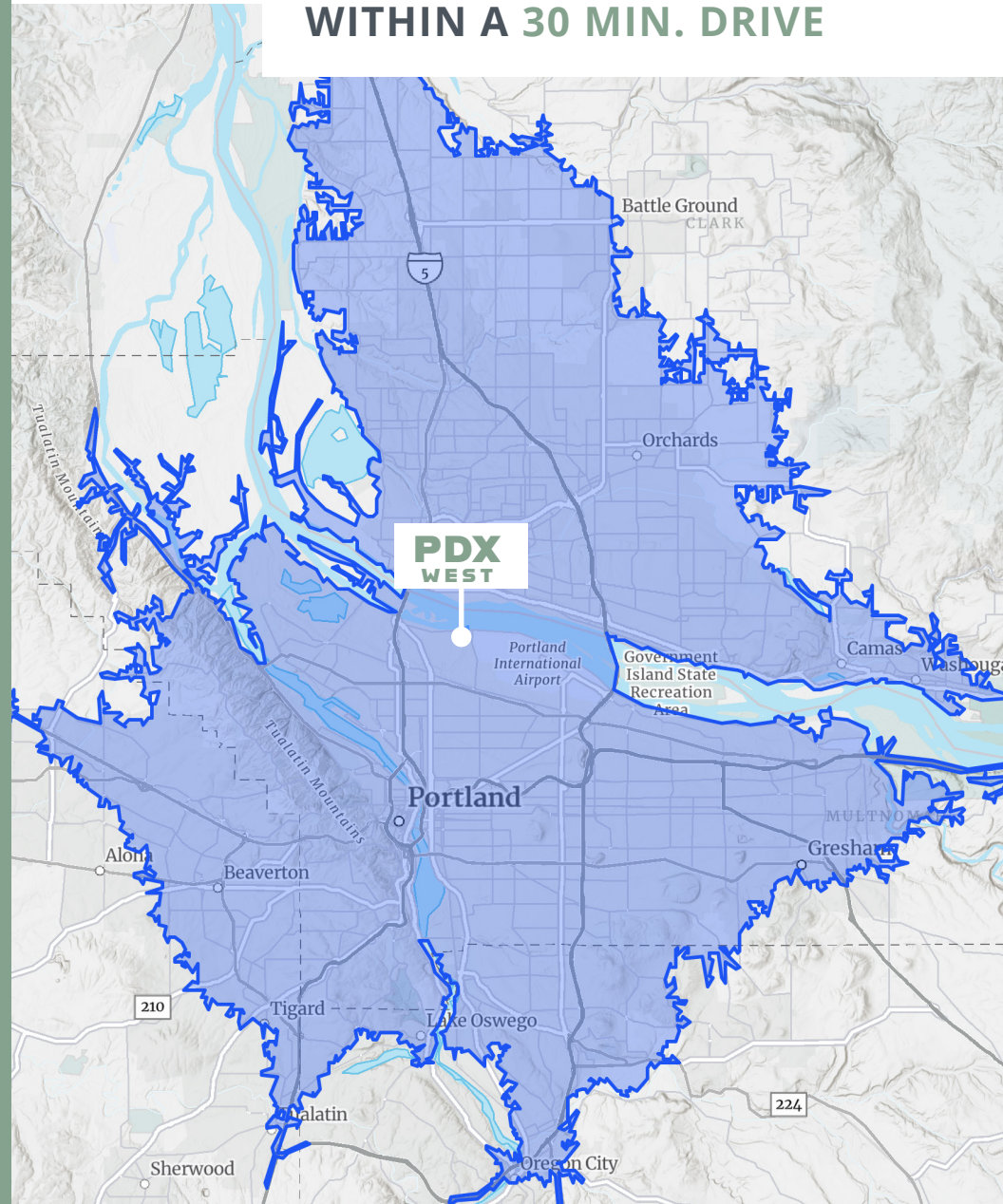
Portland Metro Workers



17%

Population Growth since 2010

ROBUST EMPLOYEE BASE WITHIN A 30 MIN. DRIVE



PDX AIRPORT OVERVIEW



10 Mil.

Tons of Cargo Annually



18.5 Mil.

Passengers Per Year



\$1.7 Bil.

PDX Airport 2025 Revenue



±400

Daily Flights



206,934

Metric Tons of Freight (2025)



\$2.6 Bil.

Imports Annually



Best Airport

Voted Best in Country
The Washington Post 2025



Top Carriers

Dedicated Carriers: FedEx, UPS, DHL,
Cathay Cargo, Ameriflight, ABX Air



DRIVE TIME MAP

To Cities Distance (Miles)

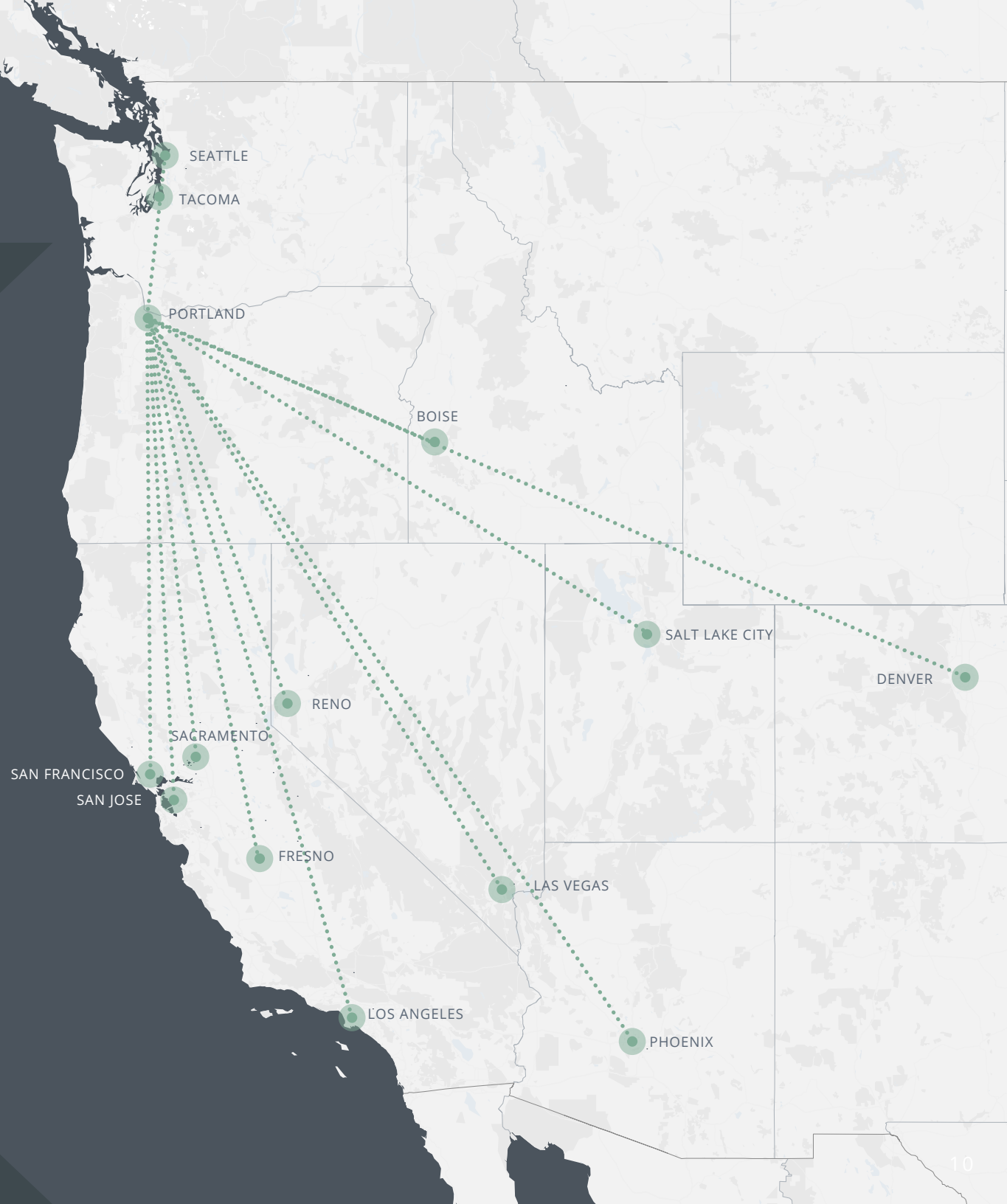
Tacoma	142
Seattle	173
Boise	435
Reno	543
Sacramento	591
San Francisco	646
San Jose	678
Fresno	760
Salt Lake City	775
Los Angeles	975
Las Vegas	980
San Diego	1095
Denver	1253
Phoenix	1280

To Ports Distance (Miles)

Port of Portland, Terminal 5	7.4
Port of Portland, Terminal 6	7
Port of Portland, Terminal 4	9
Port of Portland, Terminal 2	9
Port of Tacoma	144
Port of Seattle	174

To Airports Distance (Miles)

Portland International Airport (PDX)	0.5
Hillsboro Airport (HIO)	21





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