



AVAILABLE



CASCADE COMMERCE CENTER

Last-Mile Distribution Center

± 143,000 SF - ± 712,000 SF | ± 58 Acres

\$0.45 PSF - \$0.60 PSF, NNN

9710 NE Glass Plant Road, Portland, Oregon 97220

- IG-2 General Industrial Zoning
- Opportunity Zone and East Portland Enterprise Zone
- Immediate Access to I-205 and I-84
- Ample Outdoor Storage / Trailer Parking
- Rail Served by Union Pacific Railroad

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PROPERTY SUMMARY

AVAILABLE



PROPERTY DETAILS

Address	9710 NE Glass Plant Road Portland, Oregon 97220
Building Size	± 712,000 SF
Lot Size	± 58 Acres
Zoning	IG-2 - General Industrial
Docks	18 Dock Doors (ability to add more)
Clear Height	26'
Column Spacing	25' x 50'
Power	Heavy Power (69kV Substation)
Outdoor Storage / Trailer Parking	Available
Rail Served	Yes (Union Pacific)
Lease Rate	\$0.45 PSF - \$0.60 PSF, NNN





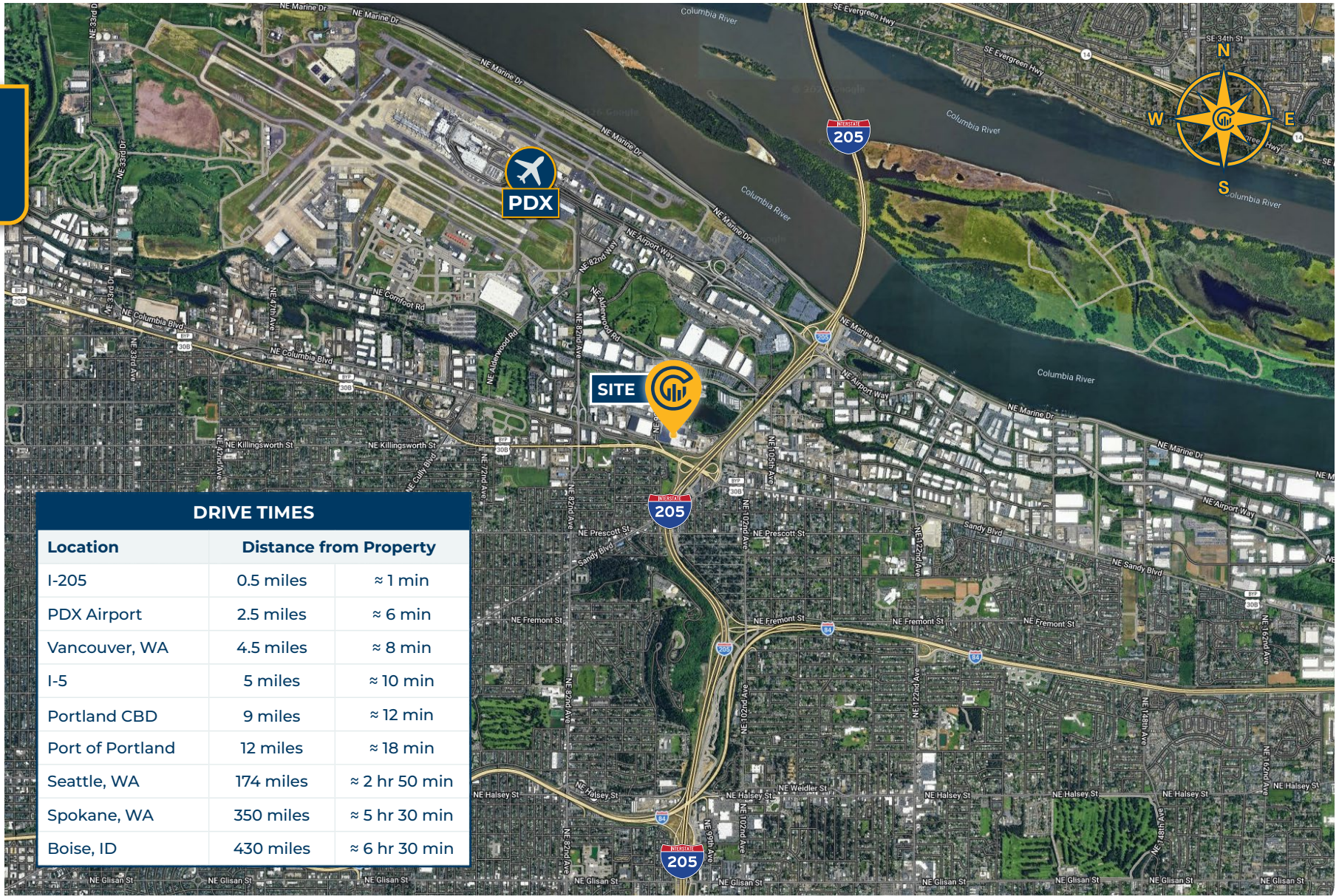
SITE PLAN

SITE PLAN





LOCAL AERIAL MAP



DRIVE TIMES		
Location	Distance from Property	
I-205	0.5 miles	≈ 1 min
PDX Airport	2.5 miles	≈ 6 min
Vancouver, WA	4.5 miles	≈ 8 min
I-5	5 miles	≈ 10 min
Portland CBD	9 miles	≈ 12 min
Port of Portland	12 miles	≈ 18 min
Seattle, WA	174 miles	≈ 2 hr 50 min
Spokane, WA	350 miles	≈ 5 hr 30 min
Boise, ID	430 miles	≈ 6 hr 30 min

*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2025 | Map data ©2026 Google Imagery ©2026, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO

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