



# For Sale

9040 N Burgard Way  
Portland, OR 97203

**Warehouse / Manufacturing**  
with 8-acre yard area and rail  
±250,000 SF (with ±10,000 SF Office)

Fully Leased Investment Or  
±80,000 SF to ±120,000 SF  
could be made available

- Heavy industrial warehouse/manufacturing space
- Located in the Rivergate Industrial Submarket
- Two miles from Port of Portland's Terminal 6
- Six Miles from I-5
- 5 and 10 Ton Cranes
- Sprinklered (Wet)
- Heavy Power
- 38' Clear Height
- Oversized Grade Loading Doors
- Rail Served
- Fully Fenced and Secured Site

Call Broker For Sale Price

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# Property Overview | Fully Leased Investment

Address	9040 N Burgard Way, Portland, OR 97203
Property Details	± 250,000 SF with ± ±10,000 SF Office OR ±80,000 SF to ±120,000 SF could be made available
Year Built	1980
Lighting	LED lighting throughout
Power	Heavy Power
Sprinklers	Wet sprinklers
Loading	Six (6) Oversized Doors with Interior Drive-Lanes
Crane	Multiple 5/10T Single & Double Block Cranes with 22' Hook Height 10T Outdoor Gantry Crane with 35' Hook Height 40' Truck Scale



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## Zoning

- The property is zoned Heavy Industrial (IH). The IH zone provides areas where all kinds of industries may locate, including those not desirable in other zones due to their objectionable impacts or appearance.
- Specific allowable uses include: manufacturing, warehouse and freight movement, wholesale sales, industrial service, railroad yards.

## Key Highlights

- Two Miles from Port of Portland's Terminal 6
- Six Miles from I-5
- 20 Acres of Yard
- Rail Served

# Building Images





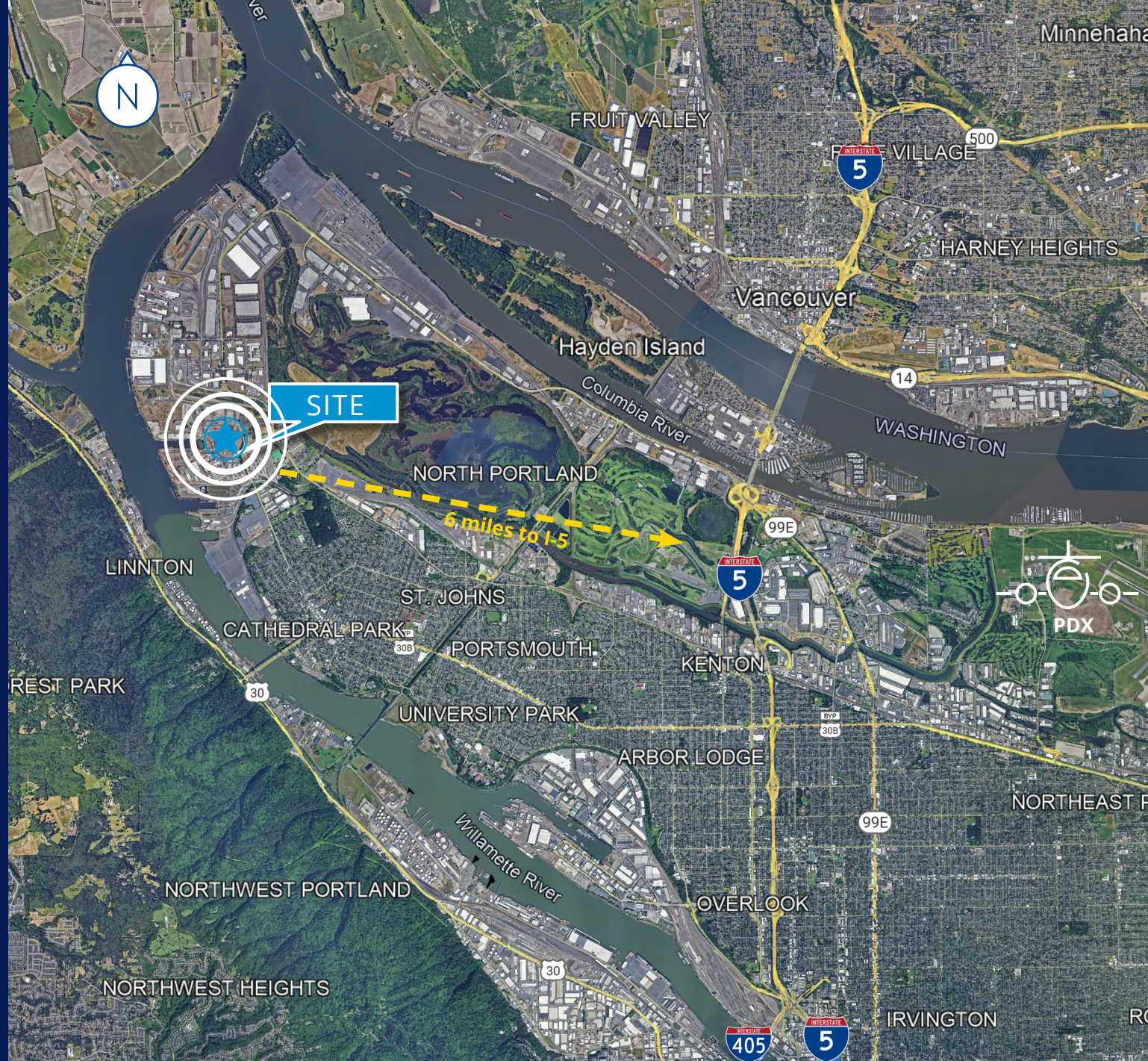
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