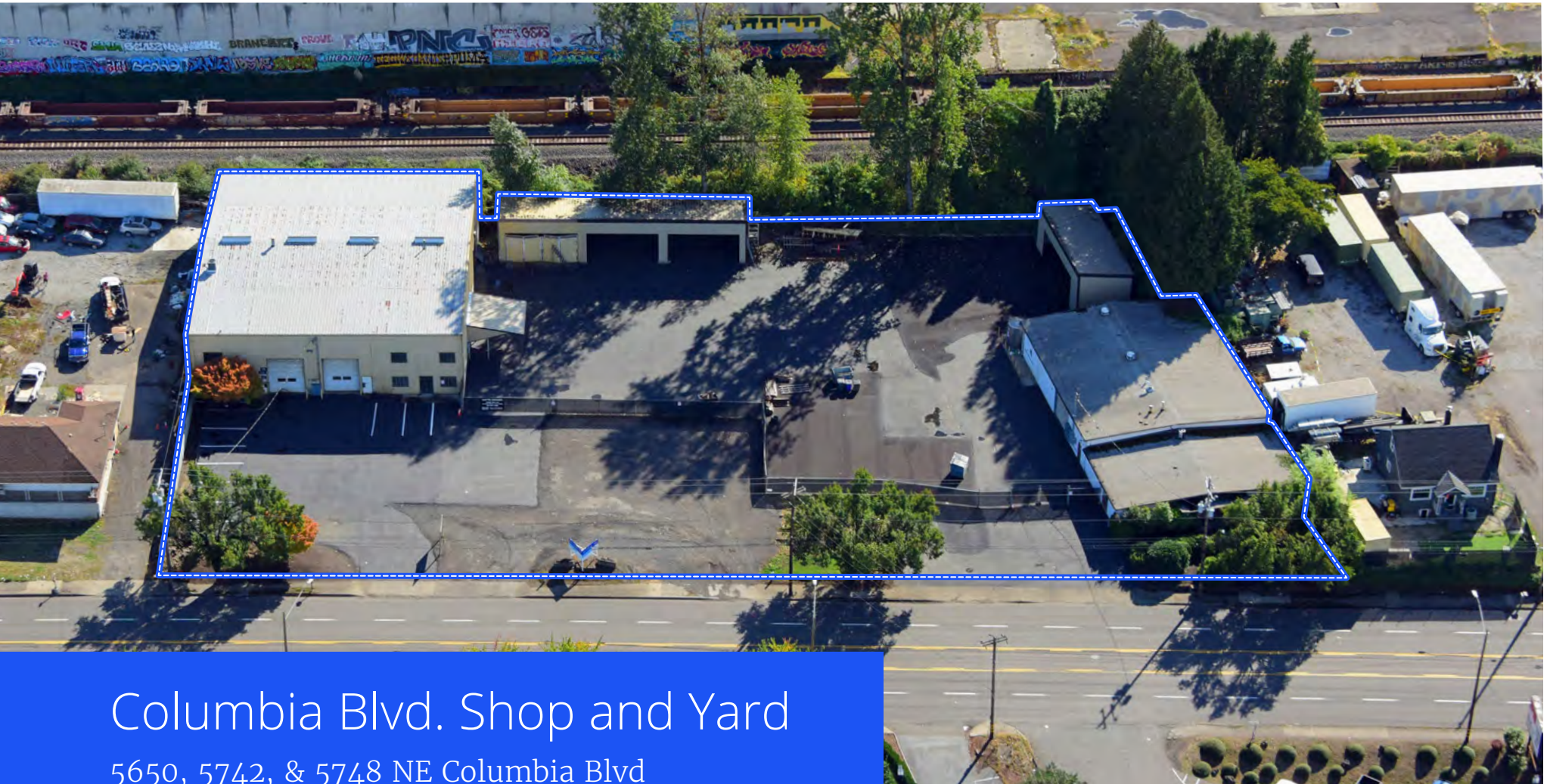


**FOR SALE OR LEASE**



## Columbia Blvd. Shop and Yard

5650, 5742, & 5748 NE Columbia Blvd  
Portland, Oregon 97218

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# Northeast Portland Shop and Yard

5650, 5742, & 5748 NE COLUMBIA BLVD  
PORTLAND, OR

Sale/Lease Opportunity | ±16,200 SF Industrial Space  
with Yard

Service Operations/Storage/Manufacturing

Centrally located in the Airport Way/East Columbia  
Corridor submarket

## FOR SALE OR LEASE

### Airport Way/East Columbia Corridor:

The Airport Way corridor is one of Portland’s most active and well-connected commercial districts, offering an ideal environment for service-oriented, heavy industrial, and contractor-based businesses. Located just minutes from Portland International Airport and its air-cargo operations, the area provides exceptional logistical convenience for users who rely on fast access to transportation networks.

The area benefits from immediate connectivity to I-5, I-205, and key east-west arterials, allowing efficient movement of crews, customers, and materials throughout the metro. The property sits within a long-established commercial neighborhood that offers abundant employee support services—including food options, fuel, retail, and daily amenities—making it highly functional for businesses with field teams or steady customer interaction.

## Property Details

|                    |  |
|--------------------|--|
| Total SF Available | ±16,200  |
| Building 1 SF      | ±9,000   |
| Building 2 SF      | ±7,200   |
| Office SF          | Building 1: ±500<br>Building 2: ±3,400                                     |
| Construction       | Metal/Concrete block   |
| Ceiling Height     | Building 1: 22'<br>Building 2: 12'   |
| Grade Doors        | Building 1: 3 (12' x 14')<br>Building 2: 1 (12' x 14')                     |
| Power              | Building 1: 400 amps of 480 3-phase<br>Building 2: 400 amps of 480 3-phase |
| Cranes             | Building 1: 5-Ton Bridge Crane<br>Building 2: 2-Ton Bridge Crane           |
| Yard               | 1.67 acre property with ample yard/parking area                            |
| Zoning             | Heavy Industrial (IH)  |
| Use                | Ideal for contractor or manufacturer                                       |
| Lease Rate         | \$22,500/month NNN   |
| Sale Price         | \$4,500,000  |

# Property Photos



# Property Photos

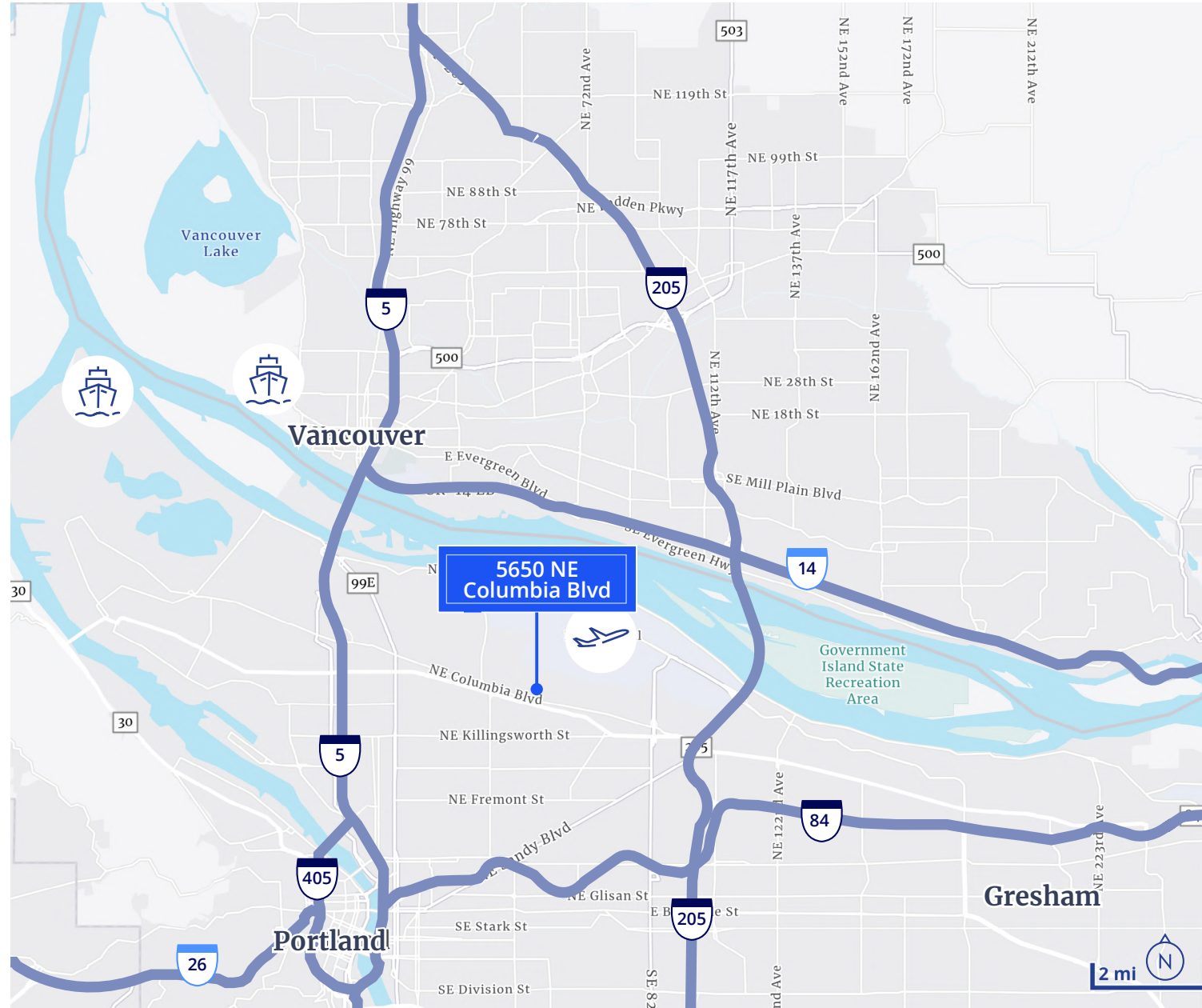


# Area Map



## Driving Distances

|                             |           |
|-----------------------------|-----------|
| Portland Airport            | 2.0 miles |
| Interstate 205              | 2.1 miles |
| Interstate 84               | 3.0 miles |
| Interstate 5                | 3.8 miles |
| Downtown Portland           | 6.9 miles |
| Downtown Vancouver          | 7.6 miles |
| Port of Portland Terminal 6 | 9.2 miles |
| Tacoma                      | 144 miles |



# Corporate Neighbors



For more information, contact:

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