



FOR SALE OR LEASE



5411 N LAGOON AVE, PORTLAND, OR

Free-Standing Industrial Service/Manufacturing Facility

± 46,995 SF | ± 3.5 Acres

5411 N Lagoon Ave, Portland, OR, 97217

- Approx. 46,995 SF situated on ± 3.5 acres
- Corporate image and desirable location
- Previously occupied by Daimler Trucks N.A.
- Secure yard, ideal for trucks and equipment storage
- Multiple ingress/egress on N. Lagoon Ave and N. Channel Ave
- Drive-through capable
- Rare Opportunity to Purchase or Lease

JOHN FETTIG, SIOR

Principal | Licensed in OR

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CHRIS KAPPES

Vice President | Licensed in OR

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PROPERTY SUMMARY



PROPERTY DETAILS

Address	5411 N Lagoon Ave Portland, OR, 97217	
Available Space	Warehouse:	22,540 SF
	1st Floor Open Office /	
	Production:	20,962 SF
	2nd Floor Office:	2,672 SF
	Shop Office:	821 SF
Yard Area	± 1.44 Acres, Paved and Fenced	
Clear Height	Production Areas:	12-14'
	Primary Warehouse:	16-18'
Grade Level Doors	4 - 2 oversized	
Power	2,000 Amps, 480/277V Service, 3-Phase Service	
Lighting	LED	
Sprinkler Type	Wet System	
Auto Parking	± 70 Parking Stalls	
Availability	January 1st, 2027	
Sale Price	\$7,800,000	
Lease Rate	\$39,000/Month, NNN	

Property Features

- Centrally Located to I-5, I-84 junction, and 405 freeways
- Drive Through and Drive Around capability for the property
- Extensive electrical distributed throughout the building
- Existing 2 & 3 ton bridge cranes, Air Compressor, and Dryer
- Epoxy floors - professionally maintained
- New TPO Roof - 07/2023

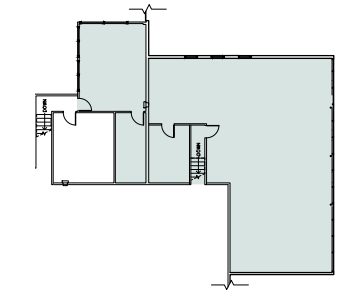
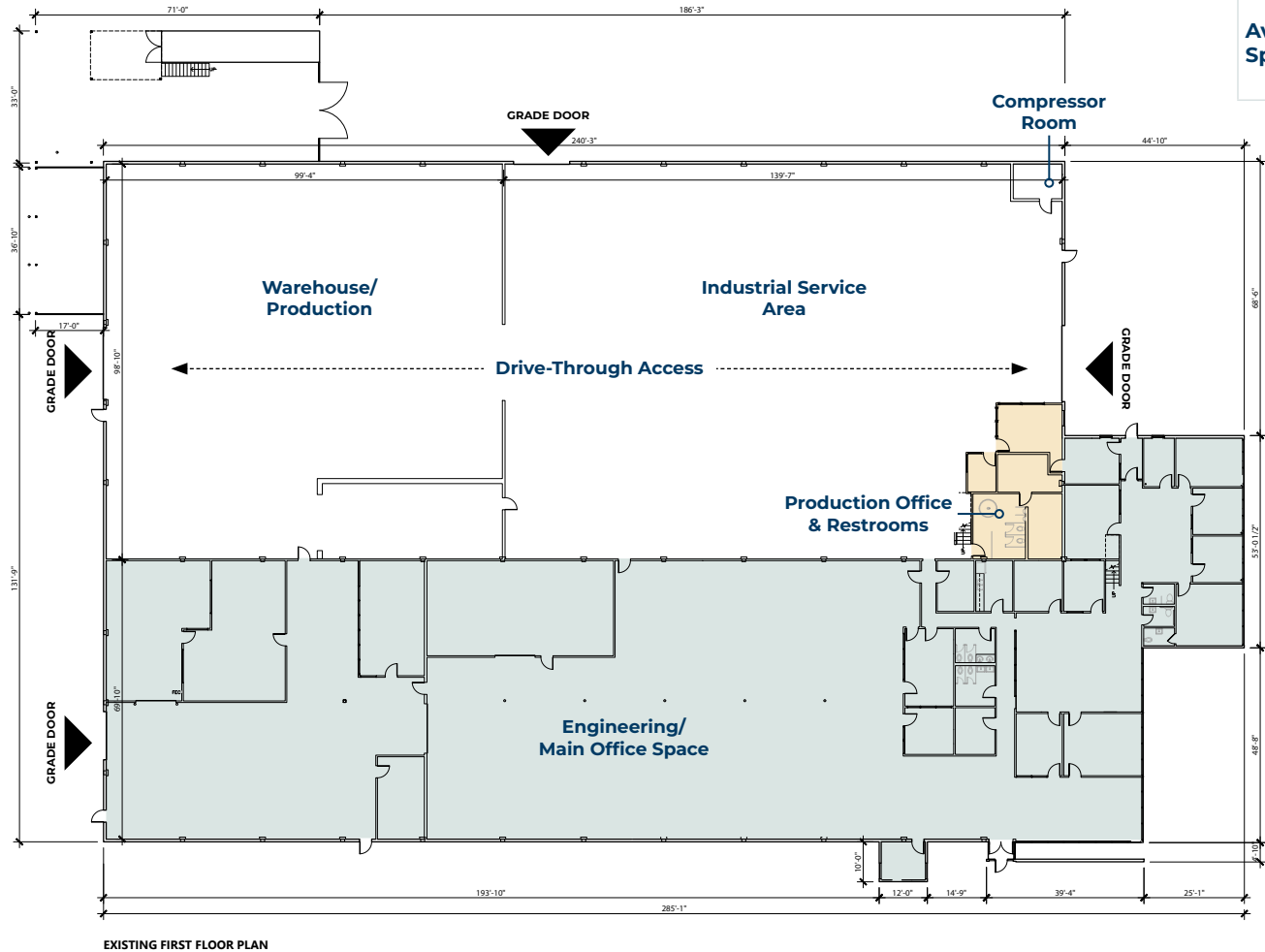
Nearby Highlights

- Daimler
- Peterbilt
- Cummins NW
- WSL
- UPS
- Grainger
- FedEx
- Oregon Flower Growers Association
- Concentra
- Tice Electric Company
- Bridgetown Printing
- Evans Metal Fabricators
- Performance Contracting Inc.
- Vigor Shipyard
- Port of Portland
- Sargent Logistics
- West Coast Event Productions
- Auto Truck Transport USA
- NRC Environmental Services
- Vigor Marine Group



FLOOR PLAN

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EXISTING SECOND FLOOR PLAN

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SITE PLAN

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