

FOR LEASE > MODERN HIGH-CUBE DISTRIBUTION

# Rivergate Corporate Center III

14300 N LOMBARD STREET PORTLAND, OREGON

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Corporate Neighbors			
1	Excel Garden Products	11	Subaru of America
2	FedEx	12	United Stationers
3	Bay Valley Foods	13	Saxco Pacific
4	Mor Furniture	14	Aaron Rents
5	Sun Edison	15	Ford Motor Company
6	Iron Mountain	16	Georgia-Pacific
7	Columbia Sportswear	17	Cintas Uniform Service
8	Nordstrom	18	Del Monte Fresh Produce
9	Exel Logistics	19	Bridgestone
10	Papa John's		



## Overview

Located in Portland's Rivergate Industrial District, Rivergate Corporate Center III is perfectly situated with direct access to the Port of Portland's Terminal 6 and Interstate 5. The project is purposely designed for large-scale industrial distribution, boasting superior clear heights, dock ratios, truck staging, rail potential, and freeway access. This project represents the functional ideal for import and export logistics, warehousing, and distribution users, and has recently attracted esteemed companies such as Subaru of America and United Stationers.

Rivergate Corporate Center III is proven and well-prepared to accomodate your firm's direct leasing requirement.



Why Oregon?		Why Portland?	
Truck Reach	Located between Washington and California, Oregon provides the best overnight truck reach in the Pacific Northwest.	Low Congestion	The Port of Portland remains uncongested with truck times of about 30 minutes.
Superior Routes	Oregon is home to the only river grade route through the Cascades.	Better Equipment Availability	Domestic truck and rail equipment availability is less seasonal compared to other west coast ports.
Efficient Transportation	Oregon's liberal truck length and weight limitations maximize trucking efficiency.	Proximity to Terminals	Significant land and space for warehousing available close to terminals, affording lower drayage costs.
Coverage	Major truck carriers provide vast coverage to Oregon.		

Owned and Managed By



Owner



Real Estate Advisor

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# Rivergate Corporate Center III

Availability Overview	
Size	151,050
Office	2,677
Dock Doors	30
Grade Doors	1
Possible Rail Doors	3
Clear Height	32'
Depth	285'
Column Spacing	55' x 52'

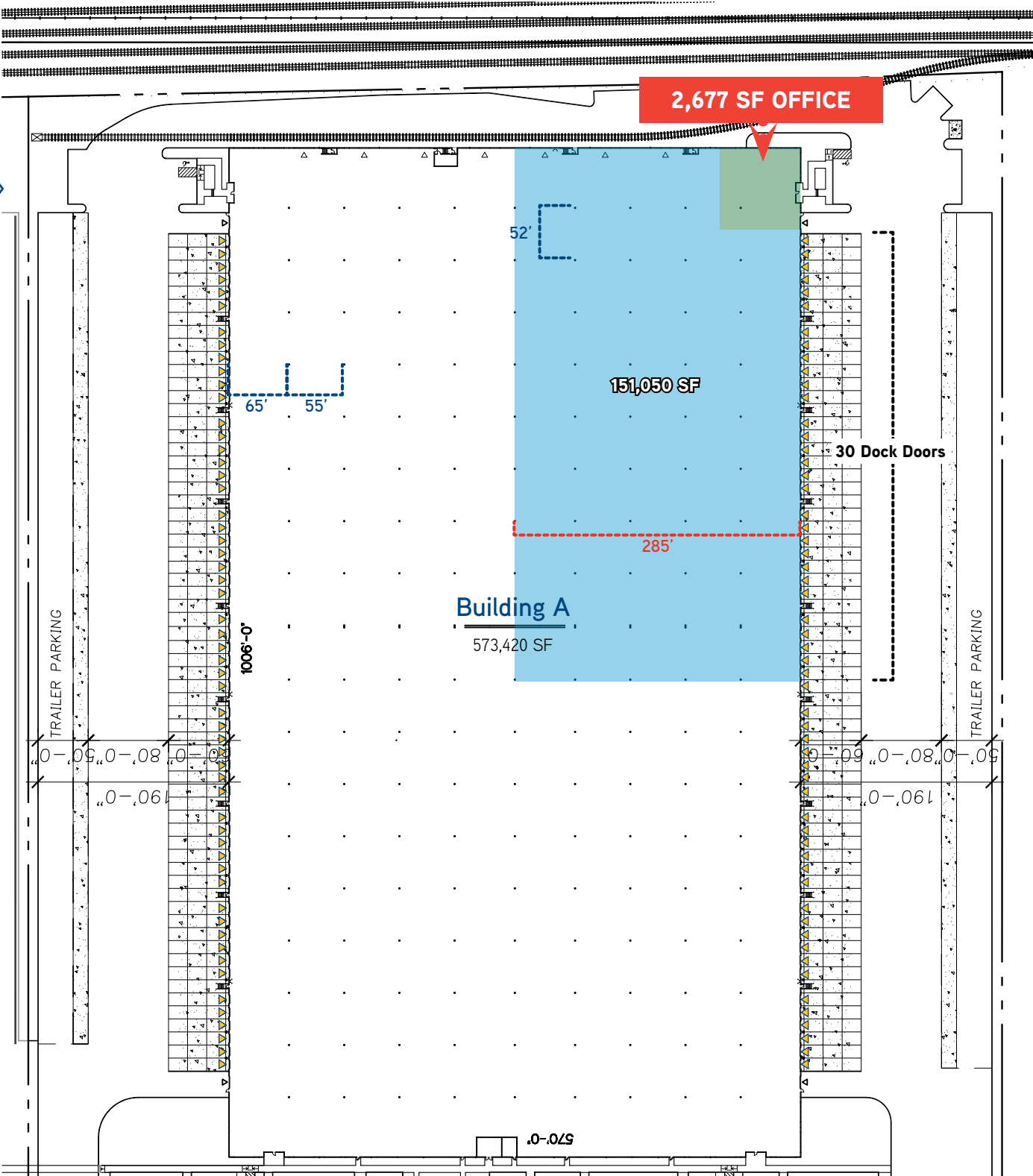
- 151,050 SF
- Capability for fenced yard area
- Ample trailer storage
- 0.29/1,000 parking ratio
- 2016 NNN's at \$0.1217 PSF/Mo.

## Project Highlights

- Located in a designated Foreign Trade Zone and Portland's Enterprise Zone
- Dock-high and drive-in truck loading doors
- 32' clear height
- Specifically designed for maximum container and trailer storage
- Located in the Rivergate Industrial District, providing direct, easy access to marine terminals, railroads, interstate freeways and the Portland International Airport
- Rail service possible
- Modern, energy-efficient construction with an ESFR fire system
- Ideal for marine, distribution, large-shipper warehousing, and manufacturing uses



Rivergate Corporate Center III has been awarded **LEED® Silver** status by the U.S. Green Building Council



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