

FOR LEASE > NEW INDUSTRIAL DEVELOPMENT

PDX Logistics Center

NE ALDERWOOD ROAD PORTLAND, OREGON 97220

Site Advantages

Proximity to Portland International Airport

PDX Logistics Center is adjacent to Portland International Airport (PDX). PDX features a significant air cargo facility with 6 air cargo carriers, and serves as a major hub for FedEx and UPS, which combine to account for greater than two-thirds of all freight tonnage handled. Passenger travel and freight volumes continue to increase at PDX. Businesses and shippers moved over 228,428 tons of freight and mail in 2015, a 3.7% increase from the previous year. The site is located approximately one mile from Air Cargo Road.

Adjacency to Regional Interstate System

The PDX Logistics Center site serves distribution and logistics companies looking for proximate access to Interstate 5, Interstate 205, and Interstate 84. These are the major regional interstates serving the Portland Metropolitan Area and beyond.

Unparalleled Transit Accessibility

PDX Logistics Center has a unique transit accessibility advantage over other large industrial sites in the region. There are two light rail stations within a short walk to PDX Logistics Center. The transit accessibility is an advantage for companies looking to attract top-quality warehouse and logistics employees. It also provides a direct, 25-minute ride into Portland's Central City where many professional services are located.

Tax Abatement Opportunity for 5 Years

PDX Logistics Center is located in the East Portland Enterprise Zone. Formed in mid-2012, the enterprise zone provides tax abatement for up to 5 years of approximately 10% of the value of capital investments for participating businesses. Shell construction at PDX Logistics Center would qualify as a capital investment. Based on current shell construction cost estimates, a business at PDX Logistics Center that participates in the Enterprise Zone program would not pay property taxes on building improvements or tenant's machinery and equipment during the first five years of its lease. This represents an approximate \$0.06/SF/month savings for up to 60 months.

Proximity to Cascade Station Commercial & Retail Center

PDX Logistics Center is within a short walk or drive to Cascade Station. The 800,000 SF retail center was completed in 2007 and features national retailers, restaurants, hotels, and commercial office space. Cascade Station offers an excellent mixed-use adjacency that is not commonly found near industrial parks.

Potential for Company Brand Exposure

PDX Logistics Center has excellent exposure from Interstate 205, Cascade Station, Light Rail transit, and even from planes landing at Portland International Airport. The site is near PDX's south runway and benefits from visibility from flight paths near the site. By locating at PDX Logistics Center, distribution and logistics companies can take advantage of a myriad of brand exposure opportunities.

Developed By:



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2016 INDUSTRIAL DEVELOPMENT OF THE YEAR
COMMERCIAL ASSOCIATION OF BROKERS

2016 GENERAL EXCELLENCE WINNER
PORTLAND BUSINESS JOURNAL



Project Overview

PDX Logistics Center is a master-planned, 3-phase industrial development in the Airport Way submarket in Portland, Oregon featuring state-of-the-art construction and attributes, and an outstanding central location.

PHASE III

- Building 4: 134,400 SF
- Building 5: 122,747 SF

- Located directly on the commuter rail line and adjacent to Cascade Station
- Within approximately 1 mile of Air Cargo Road and 1.5 miles from I-205



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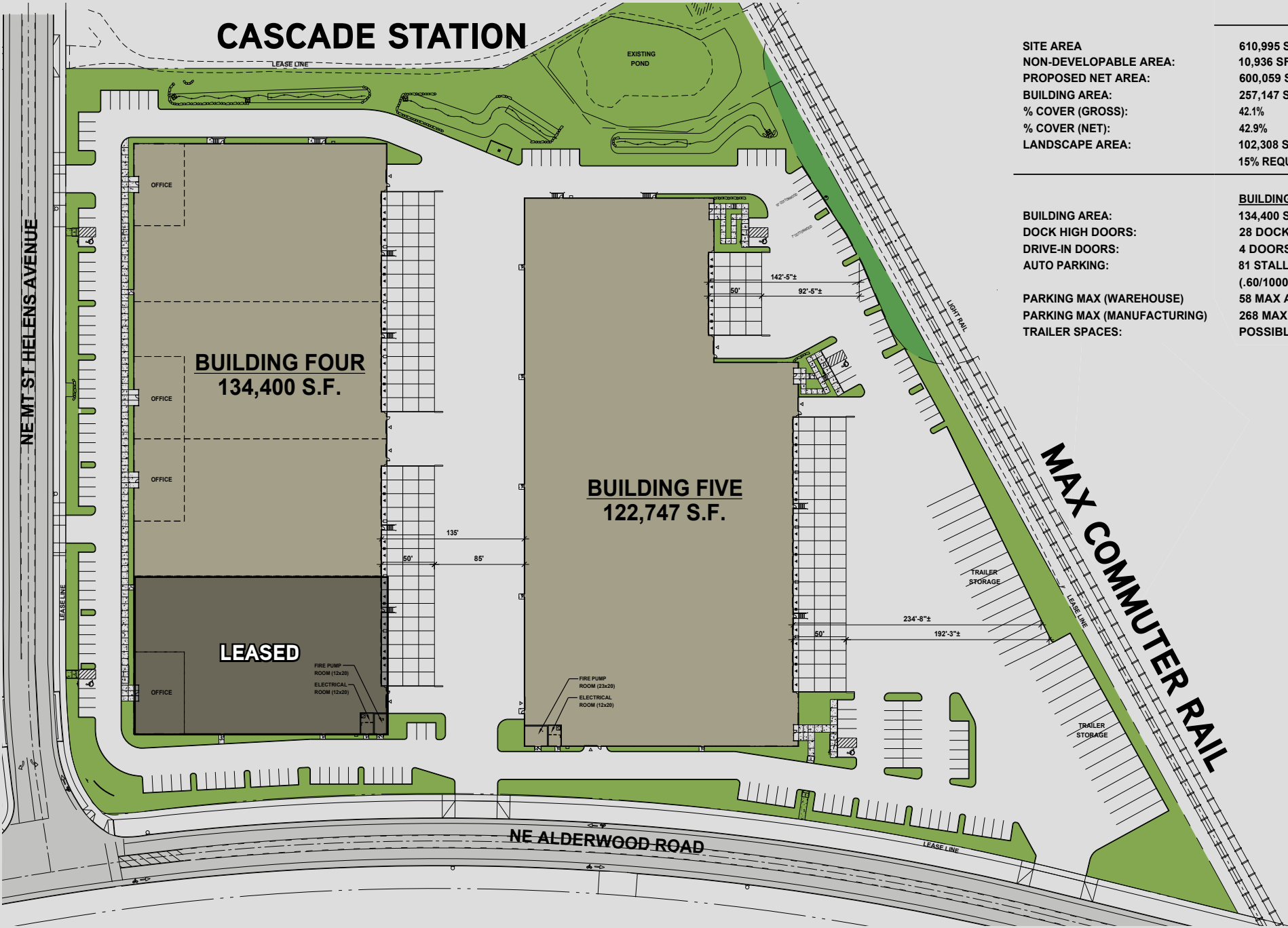
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PDX Logistics Center

Property Details		
	Building 4	Building 5
Total SF	134,400	122,747
Available SF	98,768	122,747
Clear Height	26'	32'
Electrical	1,600 amp 277/480 volt 3-phase 4 wire	1,600 amp 277/480 volt 3-phase 4 wire
Dock Loading	23	24
Dock Size & Aprons	9' x 10' docks with 6"-thick, 50'-wide aprons	
Grade Loading	3	4
Grade Size	12' x 14'	12' x 14'
Trailer Storage	Possible	30
Sprinklers	ESFR K-17 heads*	ESFR K-17 heads*
Skylights	Yes	Yes
HVAC	Gas Unit Heaters	Cambridge Heaters
Floor	6" slab	6.5" slab
Availability	Sept 2017	Oct 2017
Lease Rate	Call for Quote	Call for Quote



SITE AREA	610,995 SF (14.03 AC) ±
NON-DEVELOPABLE AREA:	10,936 SF
PROPOSED NET AREA:	600,059 SF (13.78 AC) ±
BUILDING AREA:	257,147 SF
% COVER (GROSS):	42.1%
% COVER (NET):	42.9%
LANDSCAPE AREA:	102,308 SF ± (16.7% OF GROSS)
	15% REQUIRED

	BUILDING FOUR	BUILDING FIVE
BUILDING AREA:	134,400 SF	122,747 SF
DOCK HIGH DOORS:	28 DOCKS	24 DOCKS
DRIVE-IN DOORS:	4 DOORS	4 DOORS
AUTO PARKING:	81 STALLS (.60/1000)	94 STALLS (.77/1000)
PARKING MAX (WAREHOUSE)	58 MAX ALLOWED	53 MAX ALLOWED
PARKING MAX (MANUFACTURING)	268 MAX ALLOWED	245 MAX ALLOWED
TRAILER SPACES:	POSSIBLE	30 SPACES

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*K-17 heads will allow for class 4 commodities and group 4 plastics

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