

FOR LEASE > RIVER FRONT INDUSTRIAL PROPERTY



Terminal 1 North

2400 NW Front, Portland, Oregon

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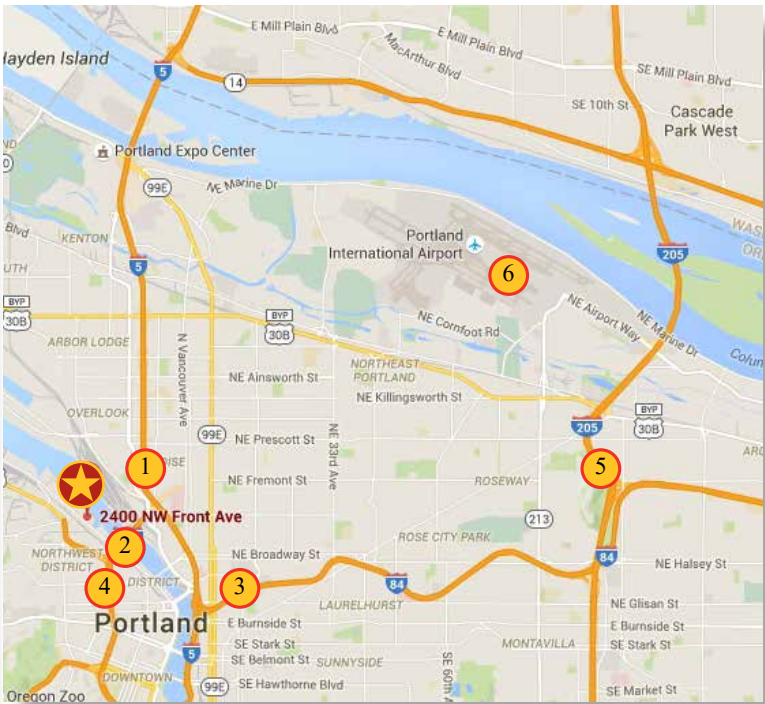
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2400 NW Front Avenue, Portland, Oregon



Distances from Subject Property

- 1 1 mile to I-5
- 2 0.2 miles to I-405
- 3 1.5 miles to I-84
- 4 .05 miles to Portland CBD
- 5 8 miles to I-205
- 6 14 miles to PDX International



96,000 SF Warehouse Space

> Fully sprinklered with both dock high and grade level load with 24' clearance

10+ Acres Yard Space

> Fully fenced, paved, and lighted

3.6 Acres of Dock/Moorage

> Heavily reinforced dock with direct access to Willamette River

All of the sizes above are divisible, please call for specifics

Zoned IH Heavy Industrial Zoning

Located in the NW Portland Industrial submarket, Portland prime Industrial area



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This site is available for both short and long term lease at the following rates:

- Warehouse \$0.60 NNN per SF per month
- Yard storage \$0.20 NNN per SF per month
- Dock \$0.20 NNN per SF per month
- Moorage \$10.00 per linear foot per month



ZONING OVERVIEW IH (Heavy Industrial)

This zone is one of the three zones that implement the Industrial Sanctuary map designation of the City’s Comprehensive Plan. The zone provides areas where all kinds of industries may locate including those not desirable in other zones due to their objectionable impacts or appearance. The development standards are the minimum necessary to assure safe, functional, efficient, and environmentally sound development.



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