

FOR LEASE

For Lease 
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Industrial Warehouse

3135 NW Industrial Street, Portland, OR 97210

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VIEW PROPERTY VIDEO 



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Guiles Lake Warehouse

3135 NW INDUSTRIAL ST, PORTLAND, OR

Lease Opportunity | ±54,600 SF

Centered in the Guiles Lake submarket, a designated Industrial Sanctuary

FOR LEASE

CALL BROKER FOR RATE

Location Details:

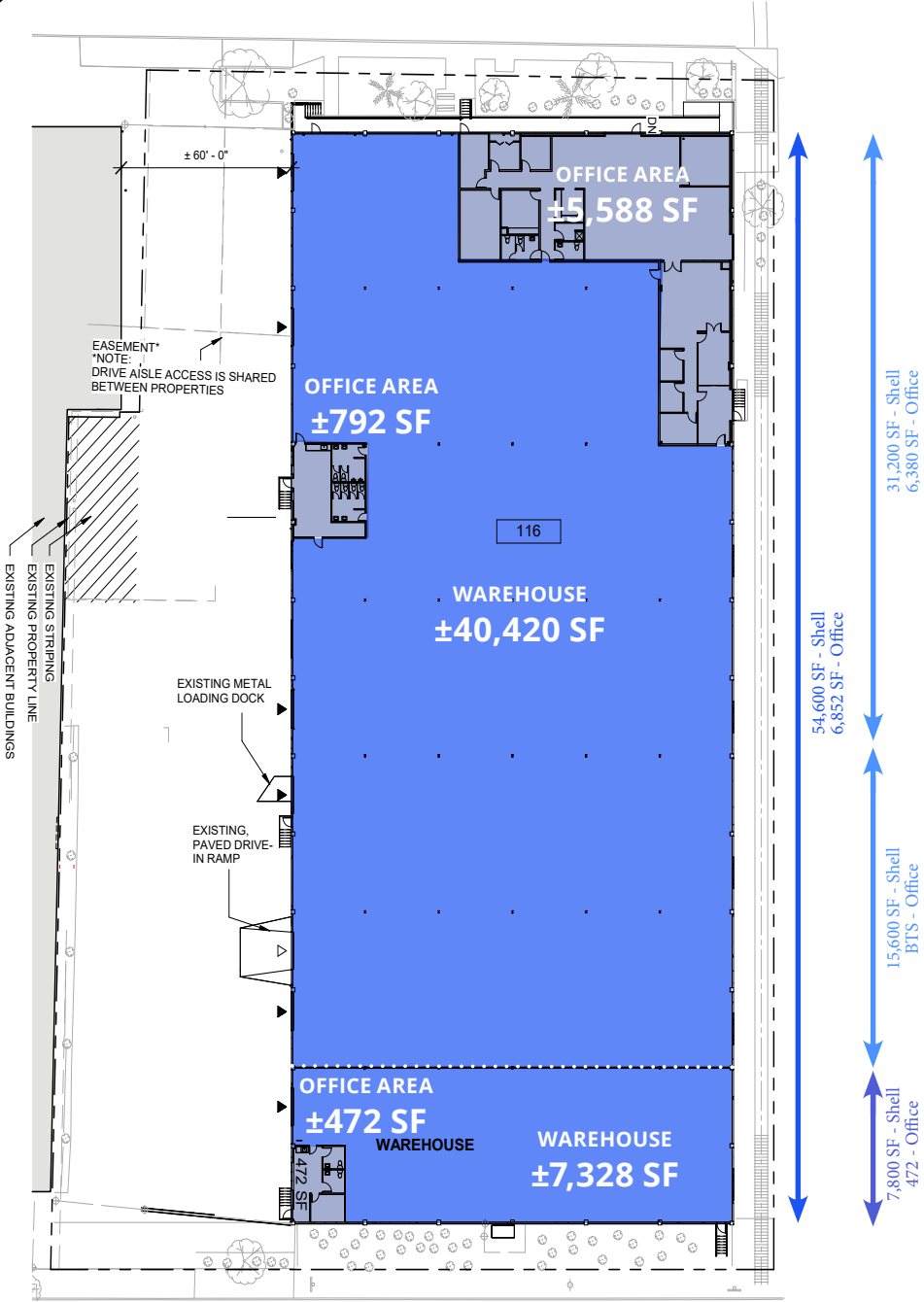
3135 NW Industrial Street offers an exceptional opportunity to secure industrial space in one of Portland's most sought-after submarkets. Located in the heart of the Guilds Lake Industrial Sanctuary, this property provides unbeatable access to I-5, I-405, US-30, and the Port of Portland, ensuring seamless regional and national distribution.

With direct routes for trucks and proximity to major rail lines, 3135 NW Industrial St is perfectly positioned for logistics, warehousing, and manufacturing operations. The surrounding area connects quickly to Portland's densely populated neighborhoods - including the Pearl District and NW Portland - enabling quick last-mile access to urban markets.

Property Details

Total Building SF	±54,600
Available Space SF	±54,600 (multiple divisibilities)
Warehouse SF	±47,748
Office SF	±6,852 SF, with open office area, private offices and storage room
Acreage	1.97 acres
Construction	Concrete tilt-up
Ceiling Height	22'
Column Spacing	25' x 26'
Dock Doors	6
Grade Doors	1
Power	800 amps, 208 volt of 3-phase
Fire Suppression	Fully sprinklered
Lighting	Motion sensing LED lighting in warehouse
Recent Improvements	New R-30 insulated roof & new paint in 2023
Zoning	(IH) Heavy Industrial
Yard	Fully fenced site creates secured yard area for truck staging, auto parking, or outside storage
Parking	0.46/1,000 SF
Other	Ideal for showroom with high ceilings and large meeting rooms

Building Plan

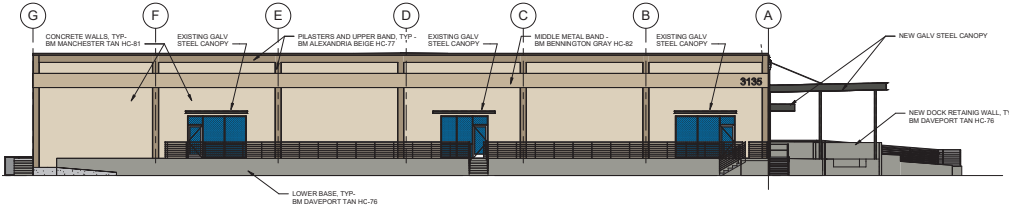


Property Features

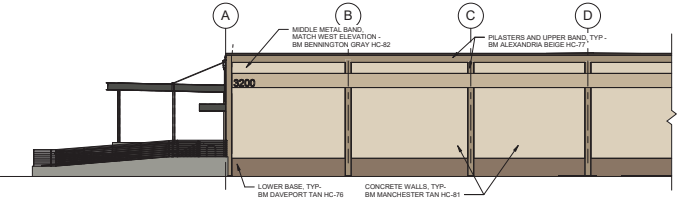
- Concrete tilt-up construction
- Multiple ingress and egress points
- Minutes from downtown and Interstate 5
- Excellent corporate neighborhood
- I-H zoning allows for a wide variety of heavy industrial uses

±54,600 square feet available

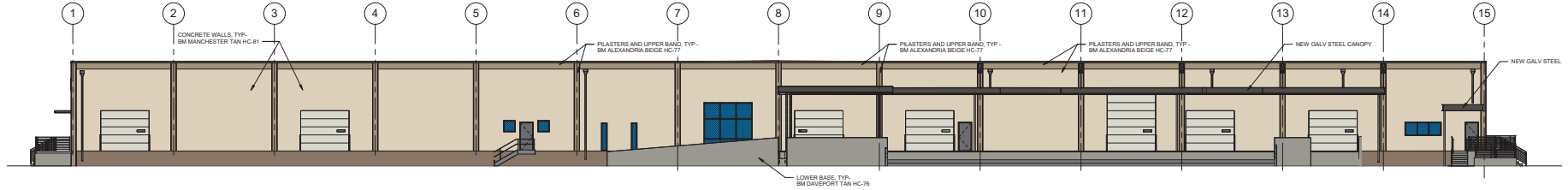
Building Plan with Proposed Angled Dock



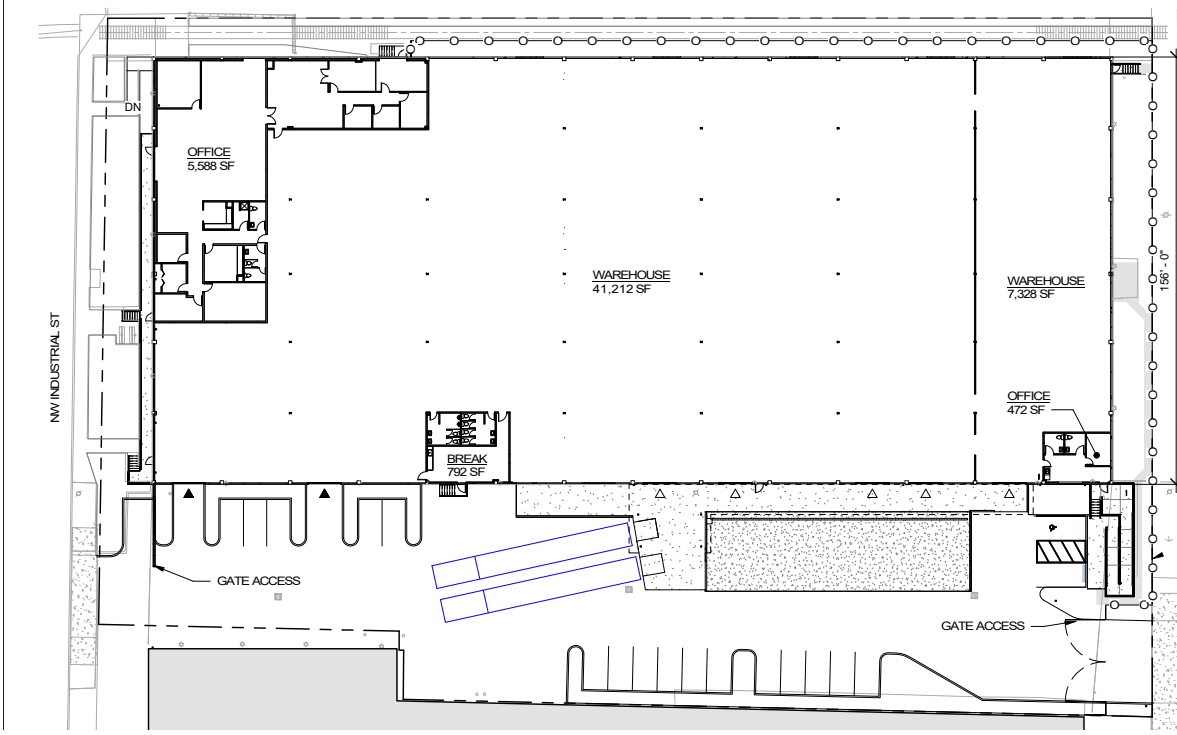
2 SOUTH ELEVATION
3/32" = 1'-0"



3 NORTH ELEVATION
3/32" = 1'-0"



1 EAST ELEVATION
3/32" = 1'-0"



Area Map



Driving Distances

Interstate 405 1.5 miles

Downtown Portland 3.0 miles

Interstate 5 2.5 miles

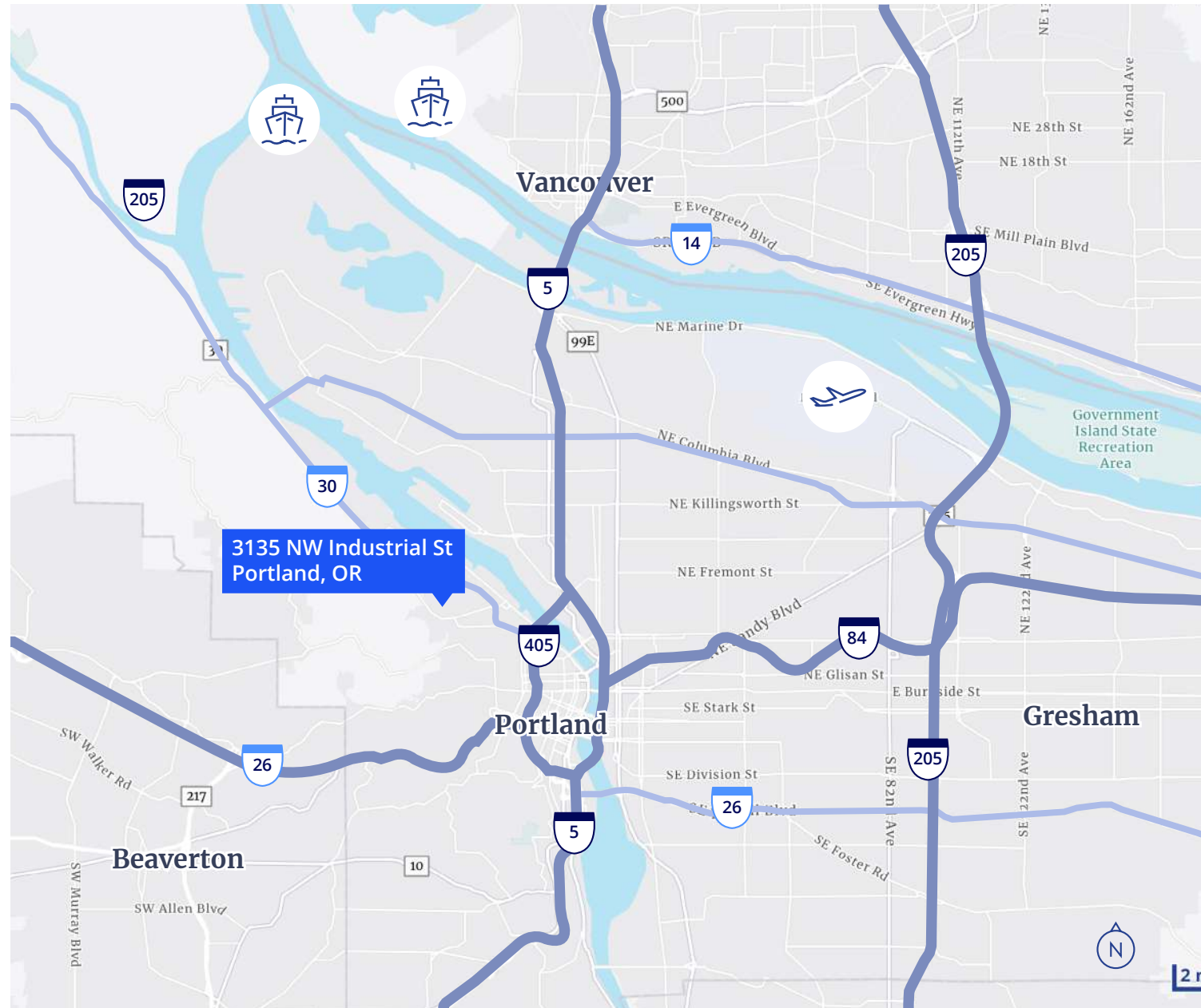
Interstate 84 3.6 miles

Port of Portland 10.0 miles

Downtown Vancouver 9.0 miles

PDX Airport 10.4 miles

Interstate 205 8.4 miles



Building Photos



Corporate Neighbors & Accessibility



For more information, contact:

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