

FOR LEASE

Townsend Way Distribution Center

22867-22887 NE Townsend Way, Bldg C
Fairview, Oregon 97024

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Northeast Portland Quality Industrial Center

22887 NE TOWNSEND WAY, FAIRVIEW, OR

Leasing Opportunity | ±107,670 SF Industrial Space with multiple demises

Distribution/Logistics/Warehousing: Previous uses include: Manufacturing, R&D, Light Assembly and Warehousing

Located in the East Columbia Corridor submarket just minutes from the Interstate 84

FOR LEASE

Call Brokers for Pricing

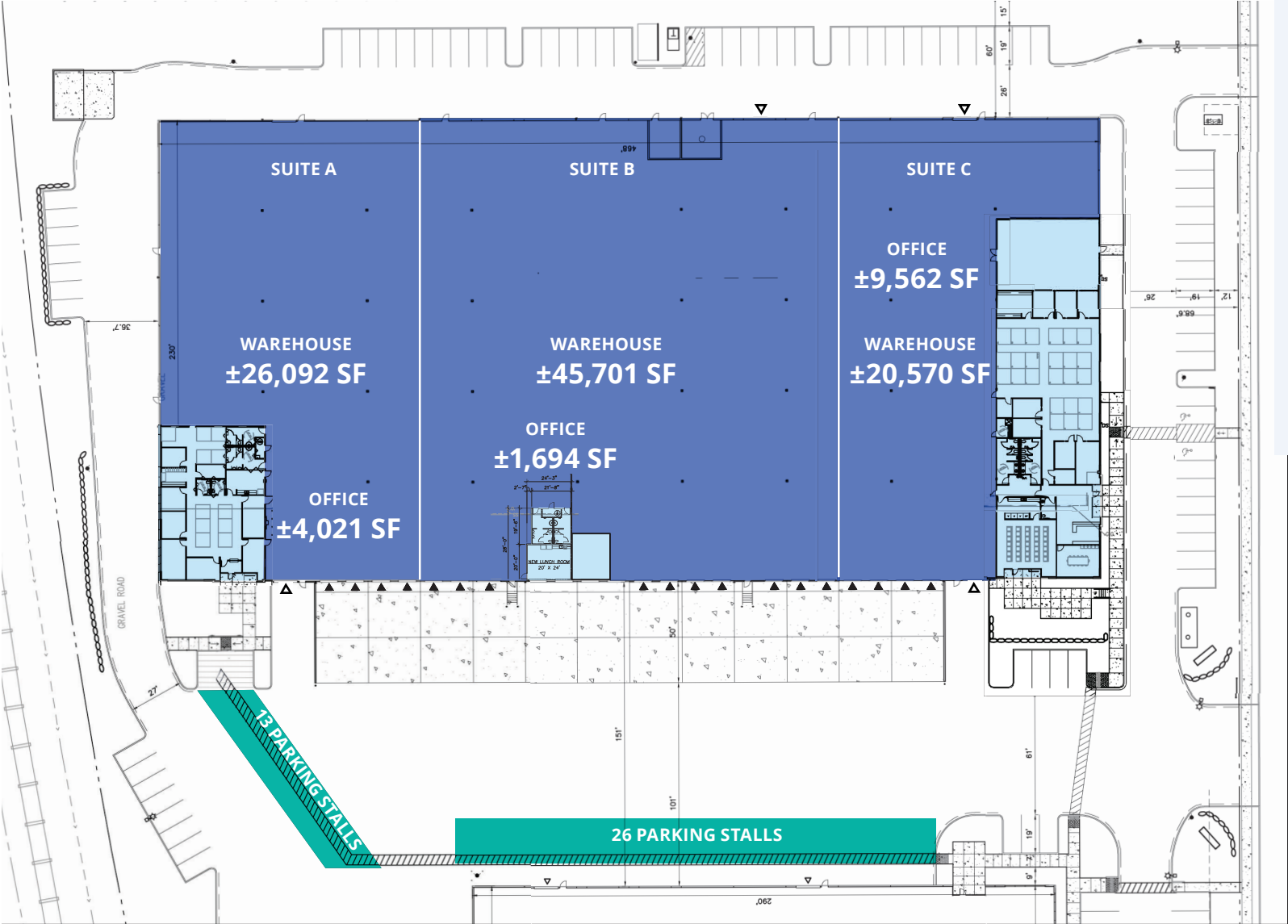
East Columbia Corridor:

The East Columbia Corridor is Portland's most established logistics and industrial hub, defined by its unparalleled transportation access and concentration of high-quality corporate occupiers (Amazon, UPS, Boeing, Costco, Home Depot and more). Direct connections to Interstates 84 and 205, immediate proximity to Portland International Airport, and convenient routes to the Port of Portland have made this submarket a vital gateway for regional, national, and international distribution. Not only is the submarket supported by one of the region's deepest labor pools, with nearly two million people living within a 30-mile radius, it also provides seamless transportation access and the advantage of operating within a well-established ecosystem of leading corporate neighbors.

Property Details

| | |
|---------------------|--|
| Total Building SF | ±107,670 |
| Available Space | Suite A: ±30,113 Suite B: ±47,395 Suite C: ±30,132 |
| Warehouse SF | Suite A: ±26,092 Suite B: ±45,701 Suite C: ±20,570 |
| Office SF | Suite A: ±4,021 Suite B: ±1,694 Suite C: ±9,562 Finished office spaces include open areas, private offices, conference rooms and more |
| Construction | Concrete tilt-up |
| Ceiling Height | 26' |
| Dock Doors | Suite A: 4 Suite B: 10 Suite C: 4 |
| Grade Doors | Suite A: 1 Suite B: 1 Suite C: 2 |
| Power | 1,600 amps of 480V+ that is expandable to 5MW+ |
| Fire Suppression | ESFR |
| Staging | 151' truck staging distance |
| Column Spacing | 52' wide by 40'-50' deep |
| Dock Aprons | 50' |
| Slab | 6' concrete |
| Auto Parking | 0.83/1,000 SF |
| Building | Headquarters quality + opportunity for visibility |
| Economic Incentives | Located within an Enterprise Zone |
| LEED Gold | Certified LEED Gold property |

Floor Plan



Property Features

- Gated and secured
- Well-maintained and professionally managed
- Flexible I-G (General Industrial) zoning allows for a wide variety of general industrial uses.

±107,670 square feet available

Building Photos

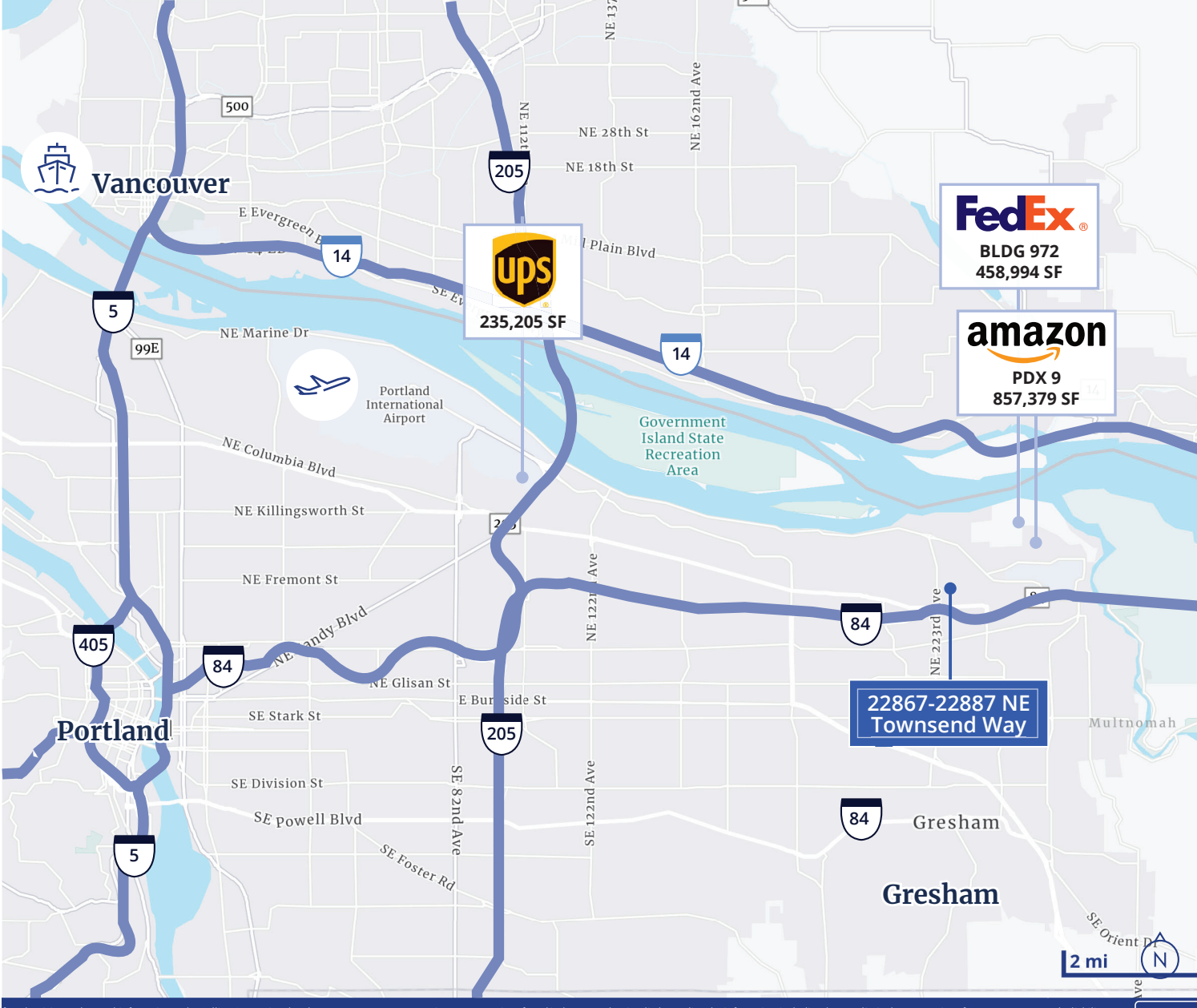


Area Map



Driving Distances

| | |
|-----------------------------|------------|
| Interstate 84 | 2 miles |
| Portland Airport | 4.7 miles |
| Interstate 205 | 5.8 miles |
| Interstate 5 | 13.8 miles |
| Downtown Portland | 14 miles |
| Port of Portland Terminal 6 | 14.7 miles |
| Downtown Vancouver | 12.7 miles |
| Tacoma | 144 miles |
| FedEx | 3.4 miles |
| Amazon | 3.3 miles |
| UPS | 7.7 miles |



For more information, contact:

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