

FOR LEASE > RIVERGATE



Bybee Lake Logistics Center I

7824 N LEADBETTER ROAD PORTLAND, OREGON 97217



Available Space Overview

- ±130,255 SF available
- 5,040 SF office
- 30' clear height
- 30 dock high doors, 9'x10'; see reverse for equipment
- 2 - 12'x14' grade level door
- 52' X 50' column spacing
- 50' concrete dock aprons
- 25 fenced trailer spaces with concrete dolly pads
- ESFR sprinkler system
- Located in an Enterprise Zone
- Potential for heavy parking of automobiles and trailers, or for yard storage
- Bybee Lake Logistics Center has been home to third-party logistics providers (Exel, OIA, Mergenthaler), Owens Corning, Iron Mountain, Moran Foods, and heavy manufacturers (Sun Edison)

CALL FOR PRICING

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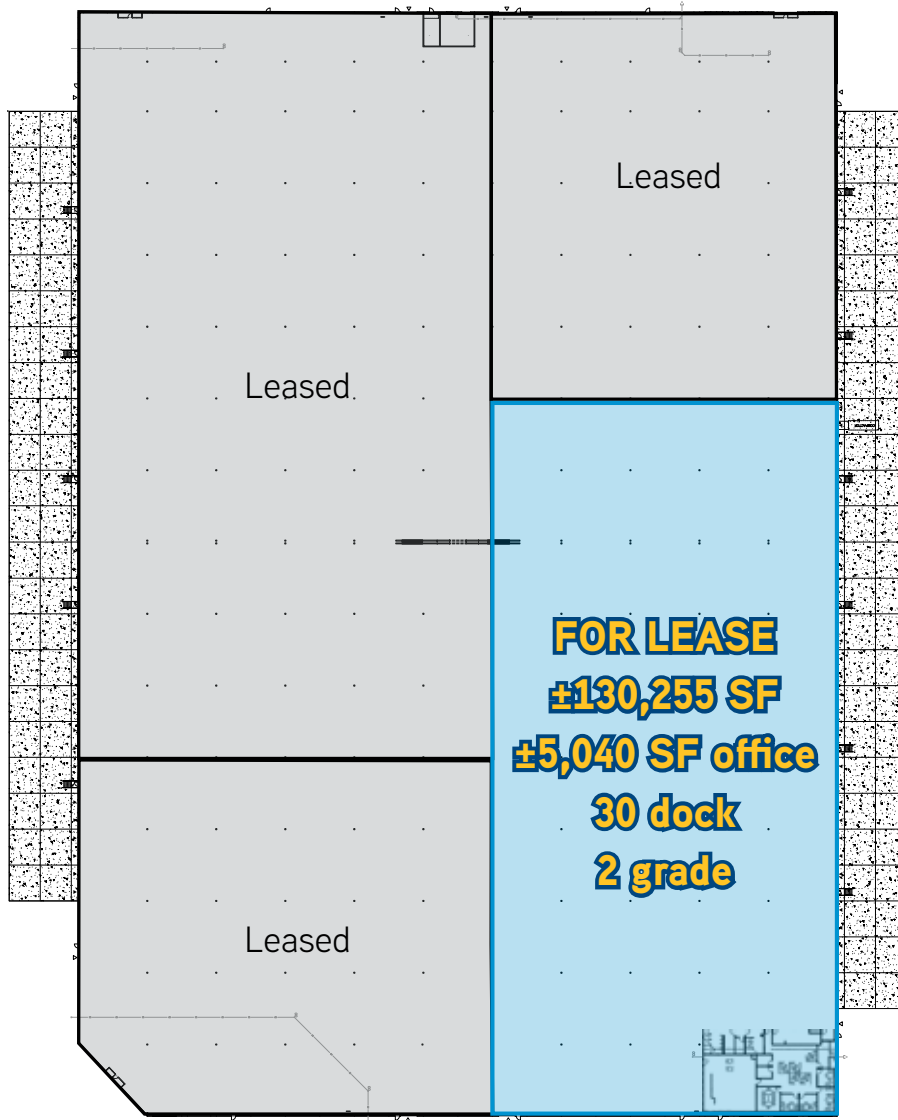
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BUILDING SPECS

- 6.5" slab with #5 bar @ 18" on center
- 350 lbs/SF floor loading (dead load)
- 20 foot candles @ 42" in racked area and 40 foot candles @ 42" in speed aisle
- 6" sanitary sewer
- R-19 roof insulation
- OSB wood, open woven metal truss roof
- BNSF & UPSP intermodal rail loading at Terminal 6
- Property includes Cambridge S-Series mechanical heating air circulation units
- 3.8 miles to I-5
- 0.4 miles to Terminal 6



DOCK EQUIPMENT

- All docks are equipped with 30,000 lbs. hydraulic dock levelers with bumpers, headers, seals, trailer restraints and swing-arm trailer lights.

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