

FOR LEASE > RIVERGATE



Bybee Lake Logistics Center I

7824 N LEADBETTER ROAD PORTLAND, OREGON 97217



Available Space Overview

- ±300,745 SF available
- ±7,040 SF office
- 30' clear height
- 58 dock high doors, 9'x10'; see reverse for equipment
- 4 - 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 RATES

Paul F. Breuer, SIOR
Senior Vice President
+1 503 499 0061
Portland, Oregon
paul.breuer@colliers.com

Jerry Matson, SIOR, MBA
Vice President
+1 503 499 0077
Portland, Oregon
jerry.matson@colliers.com

Brian Yoakum
Associate
+1 503 499 0070
Portland, Oregon
brian.yoakum@colliers.com

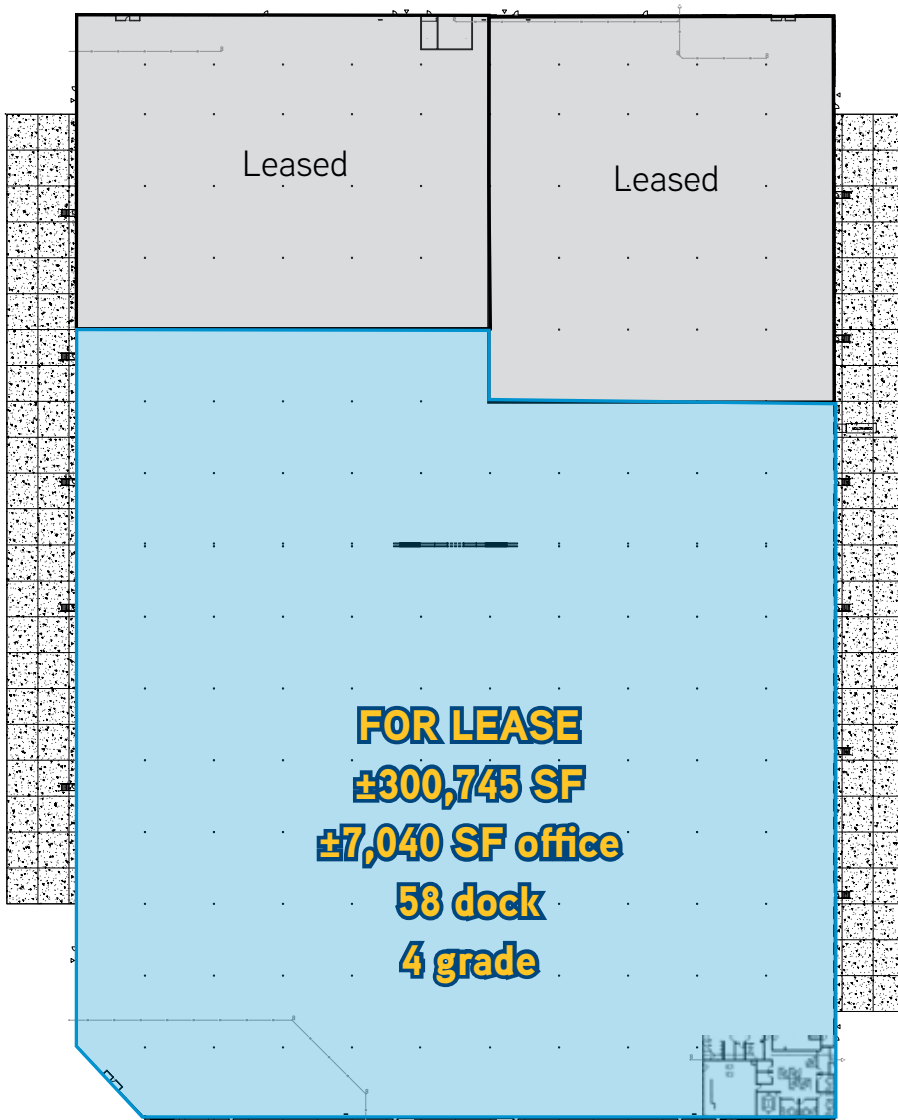
COLLIERS INTERNATIONAL
851 SW Sixth Avenue
Suite 1200
Portland, Oregon 97204
www.colliers.com

FOR LEASE > RIVERGATE



Bybee Lake Logistics Center I

7824 N LEADBETTER ROAD PORTLAND, OREGON 97217

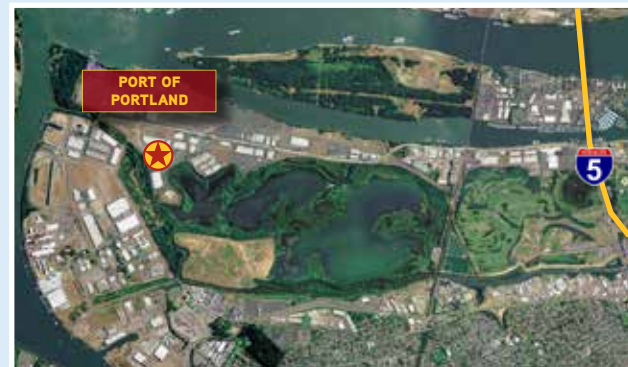


BUILDING SPECS

- 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

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



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2017. All rights reserved.

