



Rivergate Logistics Center Warehouse/Distribution

±54,000 SF Available for Lease



8929 N Ramsey Boulevard | Portland, Oregon 97203

About Dermody Properties

Dermody Properties is a privately owned industrial real estate investment, development and management firm, founded in 1960. The firm specializes in acquisitions and development of industrial real estate in strategic locations for Internet fulfillment centers, manufacturing, distribution, third party logistics, food packaging and distribution.

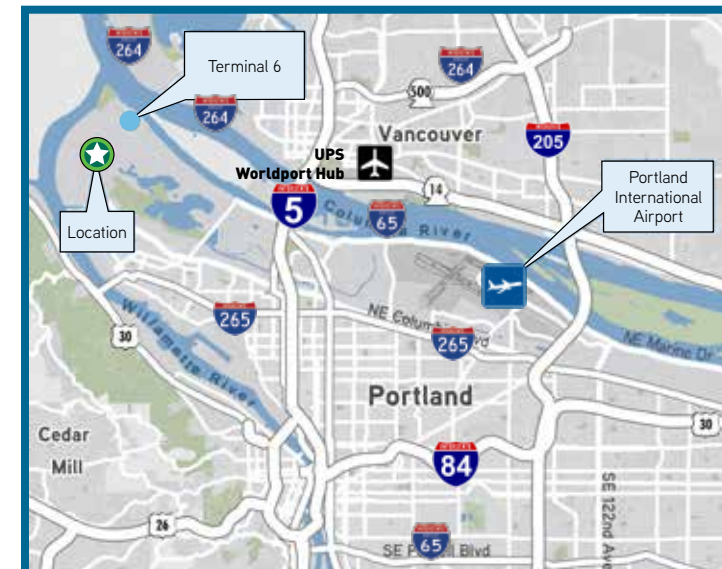
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Rivergate Logistics Center is a modern Class A industrial distribution facility totaling 527,934 square feet. Constructed in 1999, the property was developed with ultimate tenant flexibility as a priority, utilizing concrete tilt-up construction, 50' x 50' x column spacing, generous truck staging, and 30' clear height. The property is strategically located ten miles from downtown Portland, and under six miles from Interstate 5 - the main north-south interstate freeway route through the Portland Metropolitan Area and the entire West Coast.



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DERMODY PROPERTIES

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Property Overview

Available Space ±54,000 SF
For Lease Call for Quote

Site & Floor Plan

Space Overview	
Available Space: ±54,000 SF	Dock Doors: 12
Drive-In Doors: 1	Office Area: BTS

Property Overview	
Clear Height: 30'	Column Spacing: 50' x 50'
Parking: 1.23 : 1,000 SF	Electric: 3 phase, 2000 amps of 480V electric service to the building
Fire Protection System: ESFR	Truck staging distance: 160' - 166'
Lighting: LED	Floors: 6" concrete slab #5 rebar @ 48" on center
HVAC Systems: Warehouse freeze protection gas unit heaters Climate-controlled office	Roof: R-19
Rail Service: Yes	Land: Fee simple
Incentives: Property is located in an enterprise zone. For more information visit: http://goo.gl/n1Wkfu	

