



# 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 which specializes in acquisitions and development of industrial real estate in strategic locations for e-commerce fulfillment centers, third party logistics and distribution customers. Founded in 1960, Dermody Properties has invested in more than 70 million square feet of industrial space.



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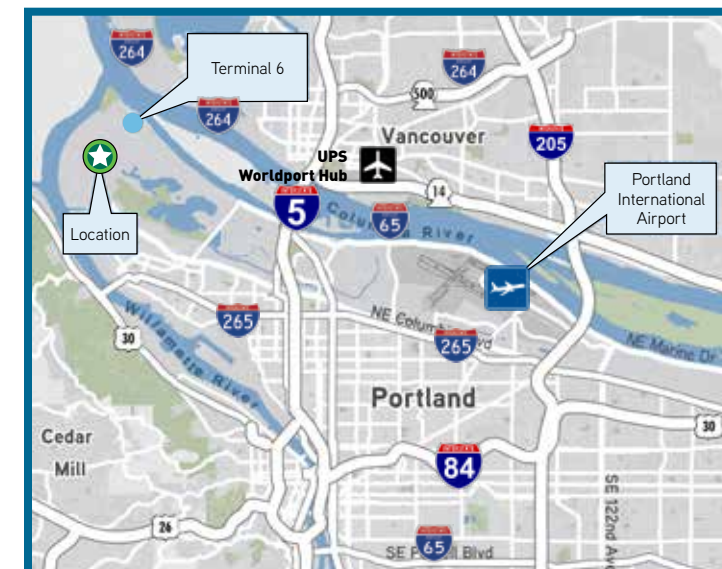
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Rivergate Logistics Center is a modern Class A industrial distribution facility totaling 527,934 square feet. Constructed in 1999, the property was developed with ultimate tenant flexibility as a priority, utilizing concrete tilt-up construction, 50' 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.com

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# Property Overview

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

# Site & Floor Plan

Available January 1, 2019

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: 0.28 : 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
Incentives: Property is located in an enterprise zone. For more information visit: <a href="https://goo.gl/b9h5ln">https://goo.gl/b9h5ln</a>	Land: Fee simple

