



Portland International Airport

PDX Logistics Center is adjacent to Portland International Airport (PDX). PDX features a significant air cargo facility with 6 air cargo carriers, and serves as a major hub for FedEx and UPS, which combine to account for greater than two-thirds of all freight tonnage handled. Passenger travel and freight volumes continue to increase at PDX. Businesses and shippers moved over 247,000 tons of freight and mail in 2018, a 4.4% increase from the previous year. The site is located approximately one mile from Air Cargo Road.

Regional Interstate System & Public Transit

The PDX Logistics Center site serves distribution and logistics companies looking for proximate access to Interstate 5, Interstate 205, and Interstate 84. These are the major regional interstates serving the Portland Metropolitan Area and beyond. PDX Logistics Center has a unique transit accessibility advantage over other large industrial sites in the region. There are two light rail stations within a short walk to PDX Logistics Center.

Enterprise Zone - Tax Abatement Opportunity

PDX Logistics Center is located in the East Portland Enterprise Zone. Formed in mid-2012, the enterprise zone provides tax abatement for up to 5 years of approximately 10% of the value of capital investments for participating businesses. More information at:

<https://prosperportland.us/portfolio-items/portland-enterprise-zone/>

Cascade Station & Potential Brand Exposure

PDX Logistics Center is within a short walk or drive to Cascade Station. The 800,000 SF retail center was completed in 2007 and features national retailers, restaurants, hotels, and commercial office space. PDX Logistics Center has excellent exposure from Cascade Station, Interstate 205, light rail transit, and even from planes landing at Portland International Airport. More information on the number of retailers at Cascade Station can be found at:

<https://www.shopcascadestation.com/>

Owned By:



Leasing Team:



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Available August 1, 2020

PDX Logistics Center, Phase I

FOR LEASE | Building 2, 9255 NE Alderwood Road, Portland, Oregon 97220

PDX Logistics Center is a master-planned, 3-phase industrial development in the Airport Way submarket in Portland, Oregon featuring state-of-the-art construction and attributes, and an outstanding central location.

- Located directly on the commuter rail line and adjacent to Cascade Station
- Within approximately 1 mile of Air Cargo Road and 1.5 miles from I-205

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47,320 SF
For Lease
Call for Rates

Potential
Full Building
Occupancy
108,160 SF

Building Features

±47,320 SF shell with ±3,687 SF office

Potential for full building occupancy; 108,160 SF

8 dock doors, 1 grade door (12’ x 14’)

One (1) 35,000 lb. in-pit leveler
Seven (7) 15,000 lb. EOD levelers

9’ x 10’ docks with 6”-thick, 50’-wide aprons

26’ clear height

Ample car parking spaces

Additional 14 trailer parking spaces available

T-5 lighting, 25 FC at 40” AFF

1,600 amps of 480/277V, 3-phase, 4-wire power to building

52’w x 50’d column spacing with 60’ speed aisle

ESFR sprinklers with K-17 heads*

Rebar reinforced 6” concrete floor slab

Skylights at 1:130 SF

IG2 - General Industrial 2 zoning

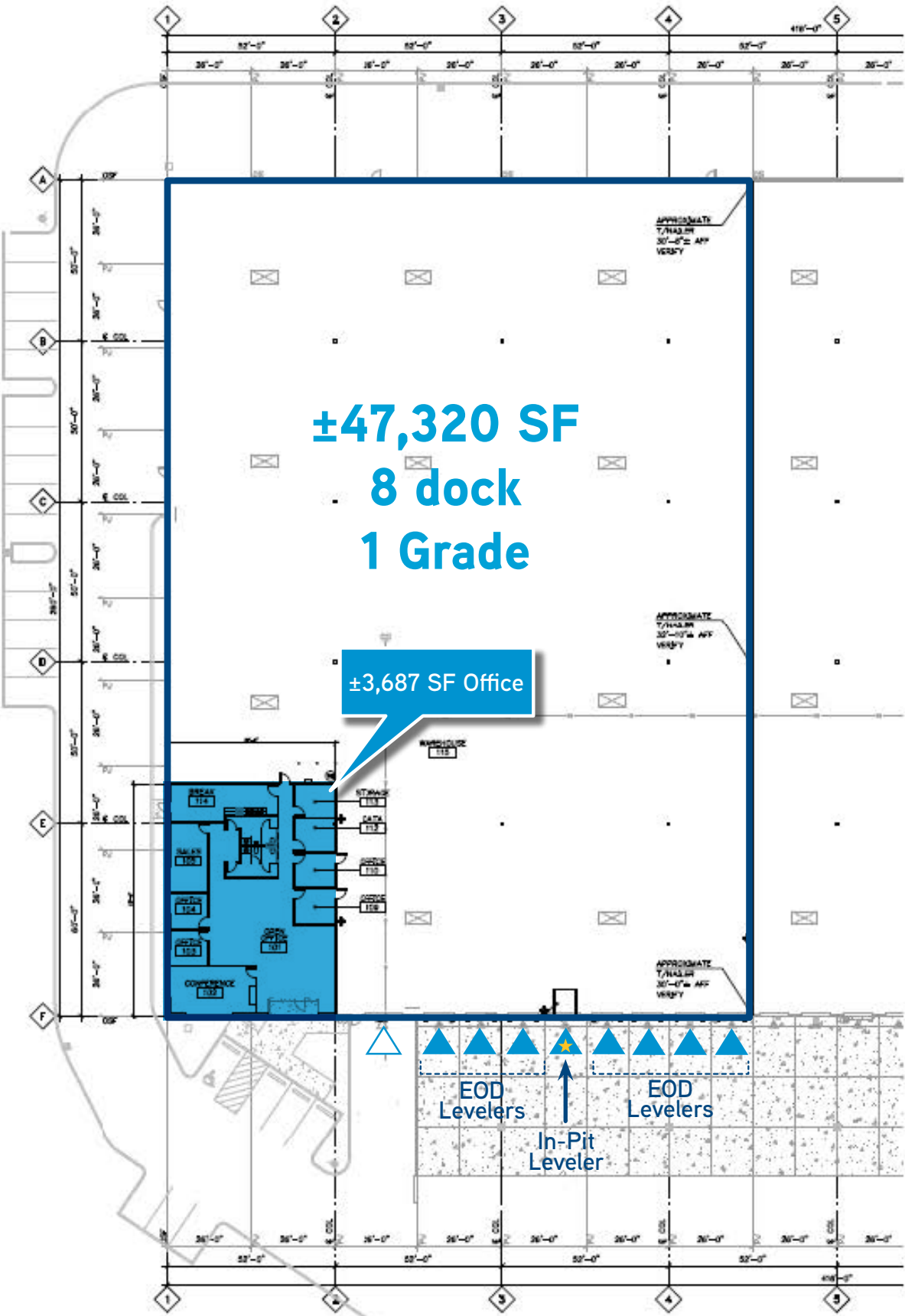
Built in 2014

*K-17 heads will allow for class 4 commodities and group 4 plastics



DRIVE DISTANCES

Location	Distance
PDX International Airport	2 miles
Downtown Portland	10.5 miles
Vancouver, WA	4 miles
Interstate 5	6.5 miles
Interstate 205	1.5 miles
Interstate 84	3 miles



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