

FOR LEASE

BYBEE LAKE LOGISTICS
CENTER I

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CENTER II

Bybee Lake Logistics Center II

14601-14621 N Bybee Lake Ct., Portland, OR 97203

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Bybee Lake Logistics Center II

14601 -14621 N BYBEE LAKE CT,
PORTLAND. OR

Leasing Opportunity | ±290,425 SF Industrial Space Available in Two Suites

Centrally located in the Rivergate submarket

FOR LEASE
Call Brokers for Pricing

Rivergate:

The Airport Way / North Columbia Corridor is Portland’s most established logistics and industrial hub, defined by its unparalleled transportation access and concentration of high-quality corporate occupiers (Amazon, UPS, Boeing, Costco, Home Depot and more). Direct connections to Interstates 84 and 205, immediate proximity to Portland International Airport, and convenient routes to the Port of Portland have made this submarket a vital gateway for regional, national, and international distribution. Not only is the submarket supported by one of the region’s deepest labor pools, with nearly two million people living within a 30-mile radius, it also provides seamless transportation access and the advantage of operating within a well-established ecosystem of leading corporate neighbors.

Suite A Property Details

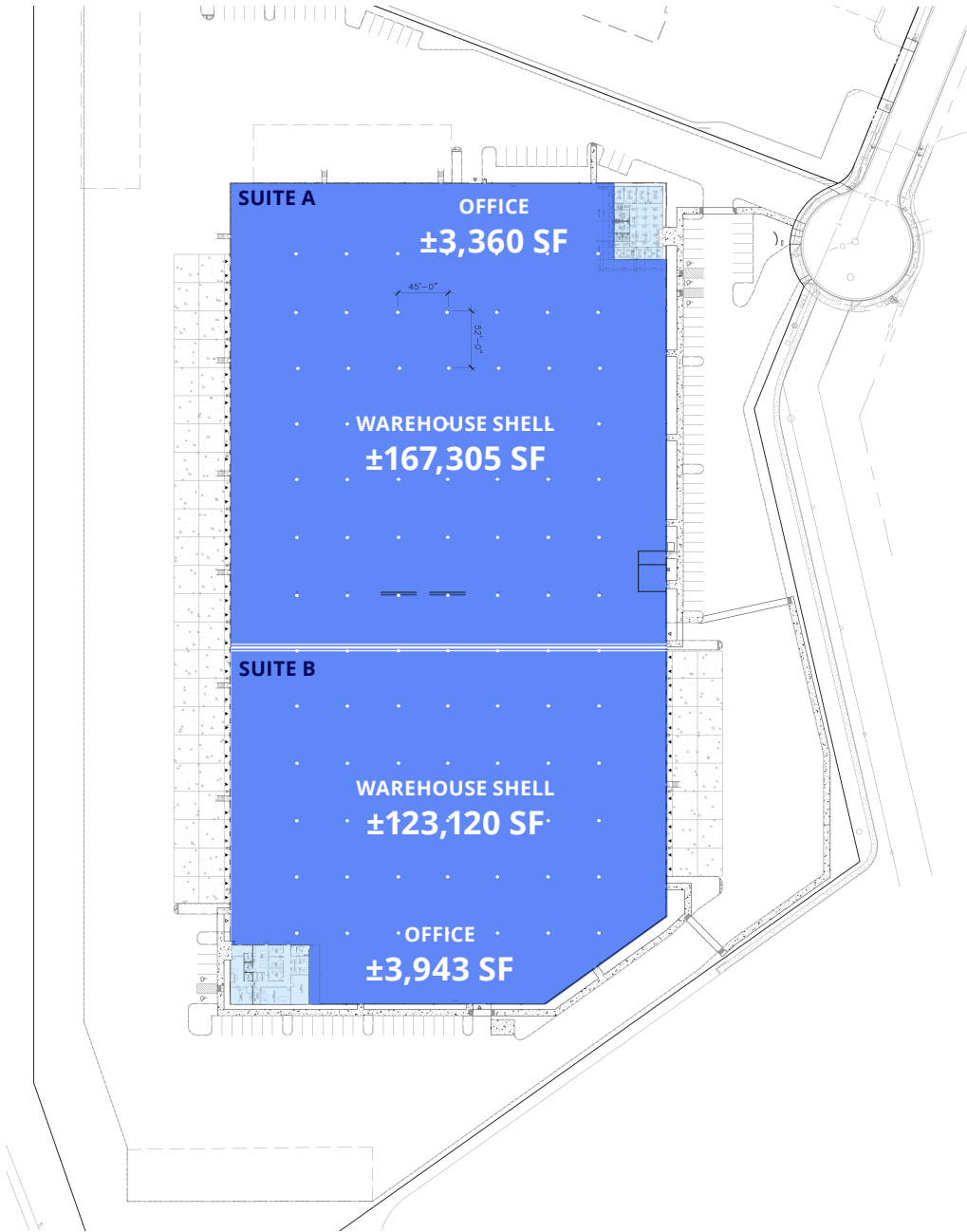
Total Building SF	±290,425
Available Space	±167,305 inclusive of 3,360 SF of office
Warehouse SF	±163,545
Office SF	±3,943 SF finished office space that includes open areas, private offices, conference rooms and more
Ceiling Height	32'
Dock Doors	37 doors
Grade Doors	1 door (12' x 14')
Power	480V, 3-phase power
Fire Suppression	ESFR
Lighting	20' candles at 42" in racked area + 40' candles at 42" in speed aisle
Column Spacing	52' x 45' - 60'/66' speed aisles
Flooring	6.5" slab with #5 bar @ 18" on center
Trailer Parking	Available, contact broker
Economic Incentives	Located within an Enterprise Zone
Available	TBD
Other	Fully fenced cross-dock configuration



Suite B Property Details

Total Building SF	±290,425
Available Space	±123,120 inclusive of 3,943 SF of office
Warehouse SF	±119,177
Office SF	±3,360 SF finished office space that includes open areas, private offices, conference rooms and more
Ceiling Height	32'
Dock Doors	31 doors (30 with 40,000 lb edge-of-dock levelers; 16 with in-pit levelers)
Grade Doors	2 doors (12' x 14')
Power	800amp, 480V, 3-phase power
Fire Suppression	ESFR
Lighting	20' candles at 42" in racked area + 40' candles at 42" in speed aisle
Column Spacing	52' x 45' - 60'/66' speed aisles
Flooring	6.5" slab with #5 bar @ 18" on center
Trailer Parking	Available, contact broker
Economic Incentives	Located within an Enterprise Zone
Available	September 2026
Other	Fully fenced cross-dock configuration

Floor Plan

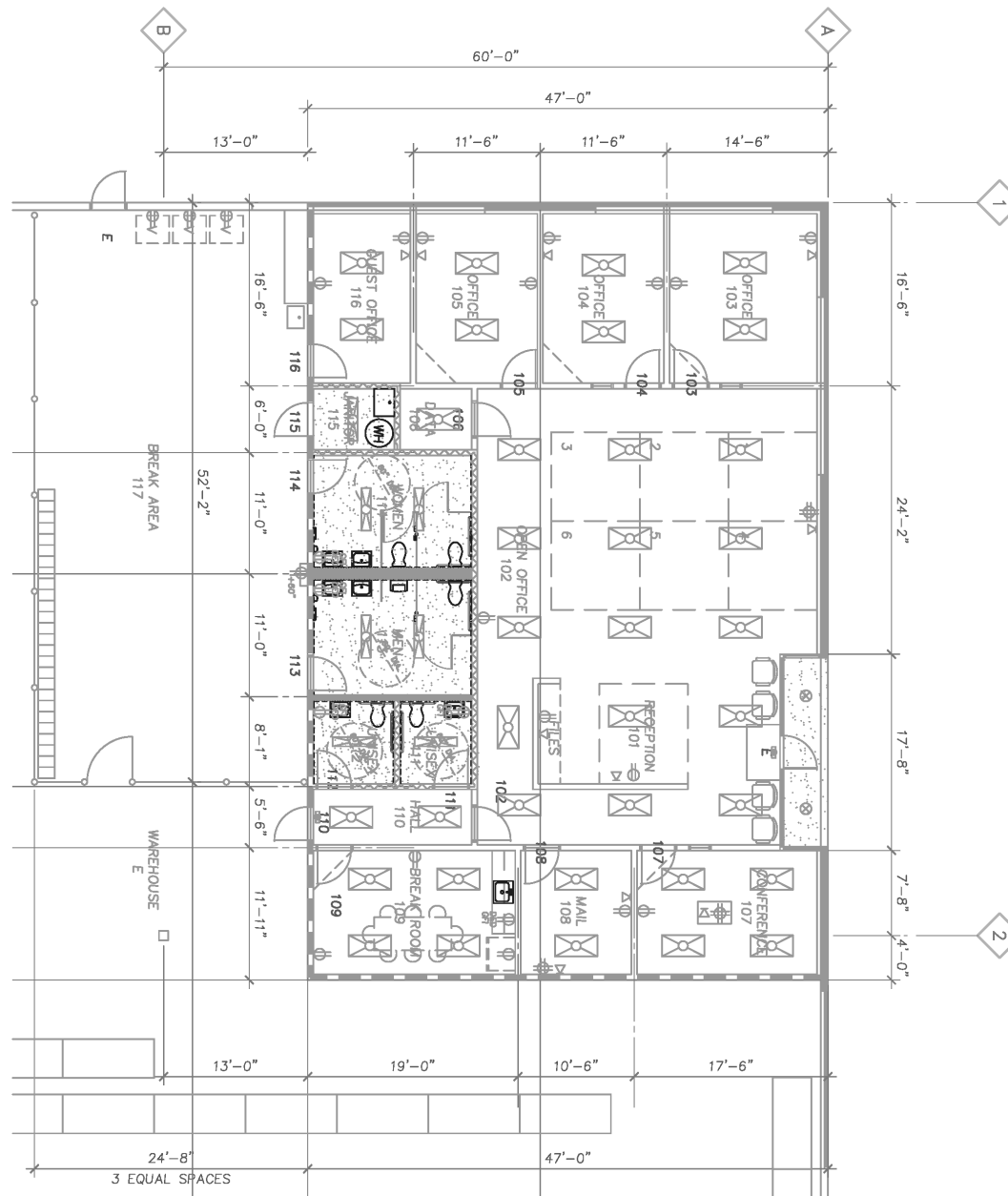


Property Features

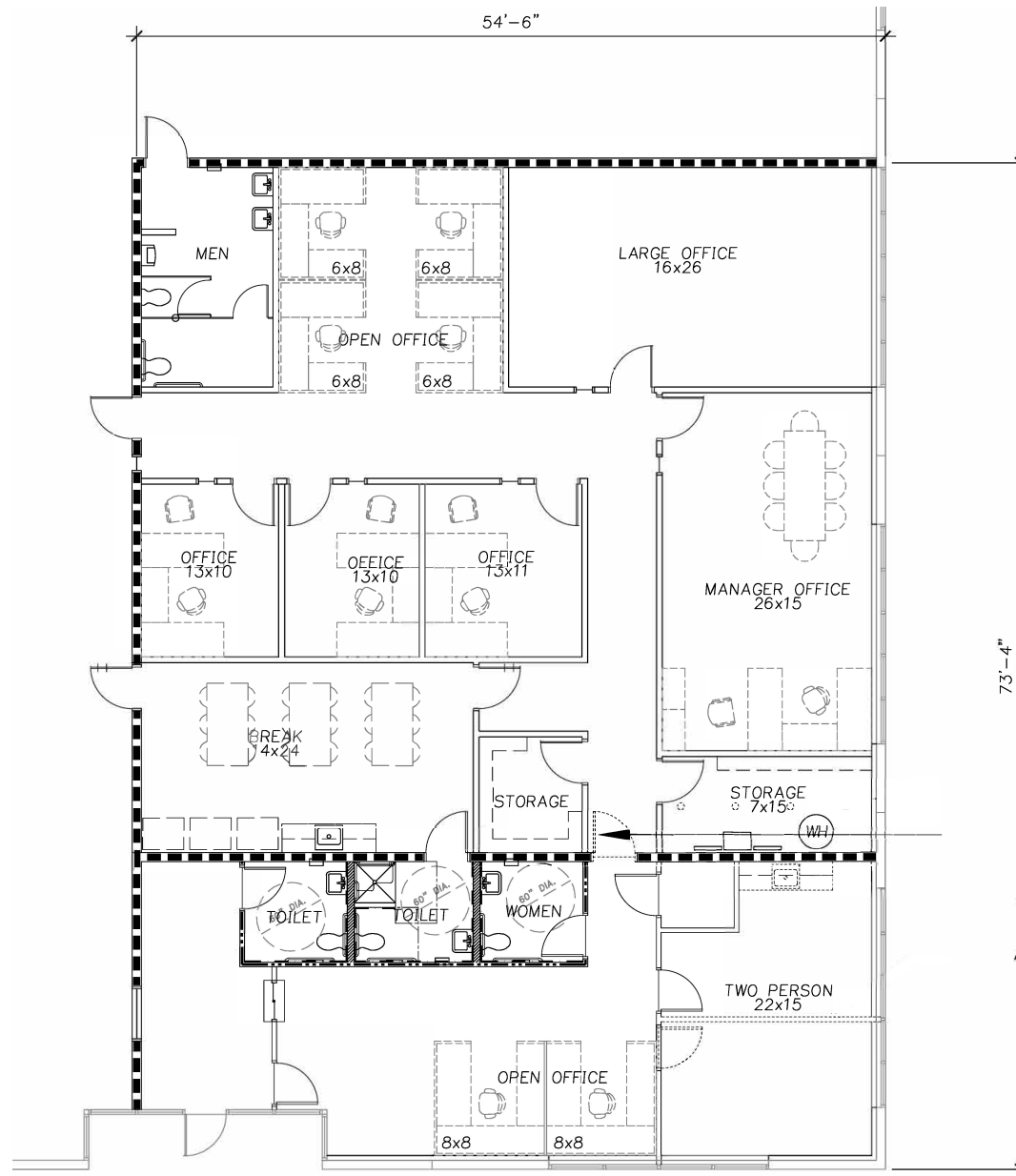
- Well-maintained and professionally managed building
- Flexible Heavy Industrial (IH) zoning allows for a wide variety of general industrial uses
- Fully fenced and secured

±290,425
square feet
available

Suite A Office Plan



Suite B Office Plan



Building Photos

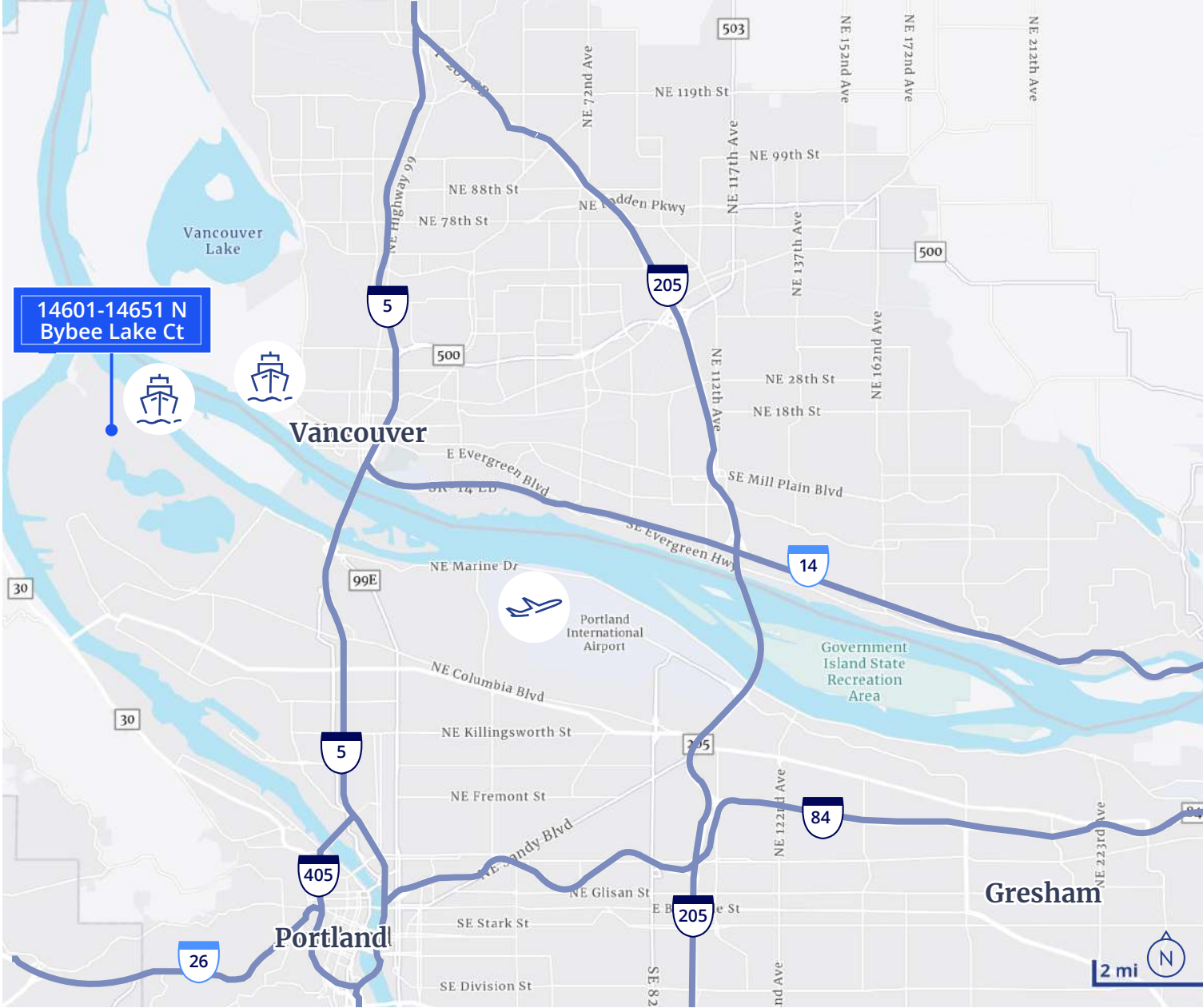


Area Map



Driving Distances

Port of Portland	0.2 miles
Interstate 5	2 miles
Interstate 405	8.7 miles
Interstate 84	10.8 miles
Downtown Portland	10.9 miles
Portland Airport	11.3 miles
Tacoma	141 miles
Seattle	171 miles



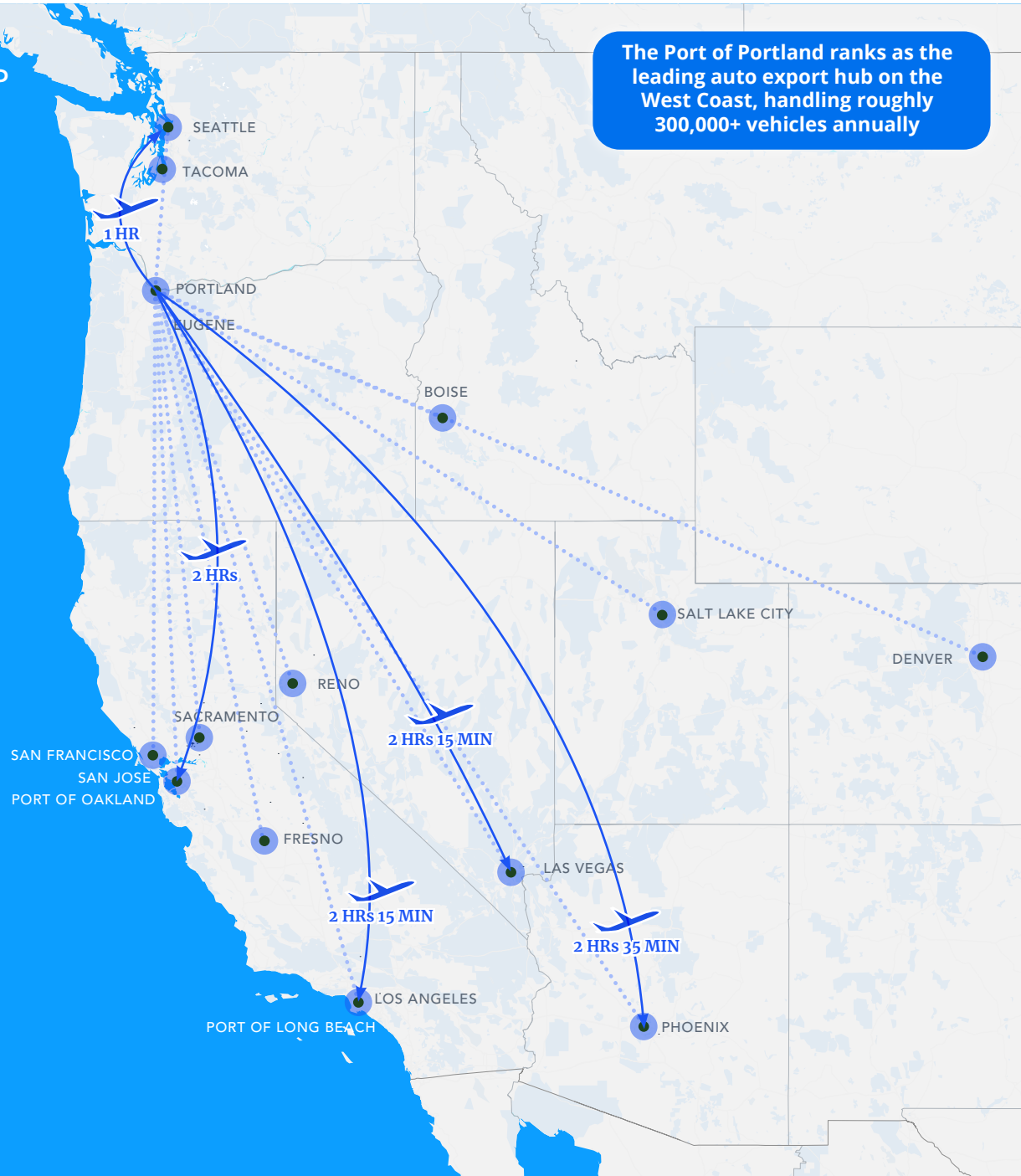
DRIVE & FLIGHT TIME MAP

The Port of Portland ranks as the leading auto export hub on the West Coast, handling roughly 300,000+ vehicles annually

To Cities	Distance (Miles)
Portland	110
Tacoma	252
Seattle	283
Boise	452
Reno	426
Sacramento	475
San Francisco	530
San Jose	562
Fresno	644
Salt Lake City	788
Los Angeles	858
Las Vegas	865
San Diego	977
Phoenix	1228
Denver	1323

To Ports	Distance (Miles)
Intn'l Port of Coos Bay	117
Port of Portland, Terminal 2	112
Port of Portland, Terminal 5	117
Port of Portland, Terminal 6	120
Port of Portland, Terminal 4	121
Port of Tacoma	258
Port of Seattle	284

To International Airports	Distance (Miles)
Portland International Airport (PDX)	111
Seattle-Tacoma (SEA)	285



Corporate Neighbors



For more information, contact:

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