

**FOR SALE**

# Burgard Warehouse/Manufacturing Property

9040 N Burgard Way, Portland, OR

±250,000 SF Heavy Manufacturing Facility on 25 Acres



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## FEATURES

248,829 SF building shell, concrete tilt construction built in 1980 and renovated in 2004

15,525 SF two-story, elevator-served offices

Crane-served by twelve (12) 5-10 ton cranes located in six (6) loading bays as well as an exterior gantry crane

Wet sprinkler system

22' hook height, 36'-38' absolute clear height

Loading provided by seven (7) grade doors with ability to add dock height loading

Site area: 25.21 acres (1,098,148 SF) - Site is totally paved and fenced with multiple gated access points

Heavy, well distributed power

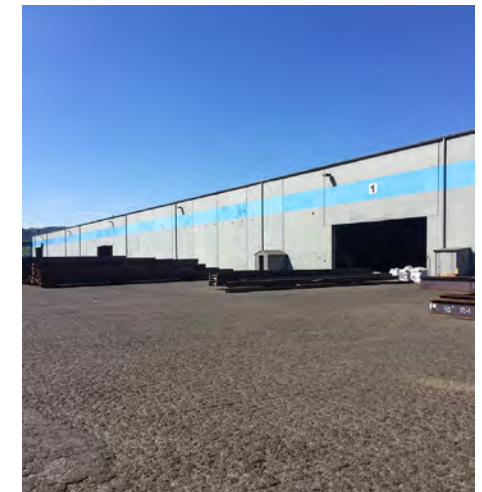
Active rail spur (UPRR)

Upgraded high efficiency fluorescent lighting fixtures

Fueling station with above ground certified fueling tank

Lease agreements through 2019 on approximately 170,000 SF and the majority of the yard area

80,000 SF of manufacturing area and approximately 5,000 SF office available



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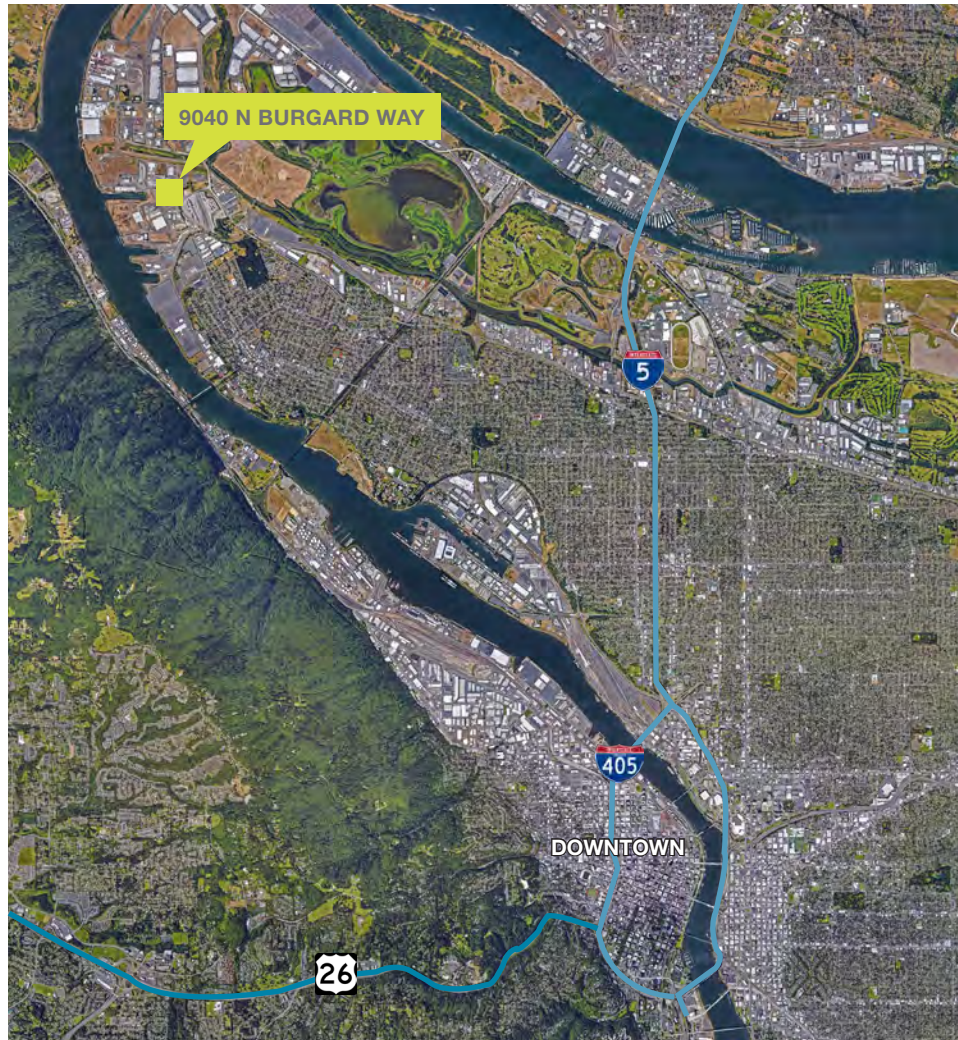
AERIAL



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## LOCATION FEATURES



Located in the established Rivergate industrial submarket.

Rivergate is Portland's gateway for international trade, containing about half of the marine terminals in Portland Harbor along with well-established industries including the largest cluster of the metals industry. Additional industry specialties are food manufacturing, trucking, warehousing, and transportation services.

Rivergate is only six miles from the Interstate 5, the main north-south interstate highway route across the Portland Metro area and via the St. Johns Bridge to Portland's central business district, which is less than 9 miles from the property.

The property is only two miles from Terminal 6 at the Port of Portland. Thousands of businesses in both Oregon and Washington use the port's maritime facilities which are directly connected by a network of interstate freeways, the union Pacific, Burlington Northern rail lines, and the Columbia and Snake River barge systems.

Consisting of nearly 175 million square feet, the Portland industrial market continues its steadily improving pace in response to the region's growing economy. With approximately 2.3 million residents in the area, the population growth rate in Portland has been one of the fastest of any larger metro area in the US. Portland's industrial market vacancy currently sits at 3.8%, a 470 basis point decline for a high of 8.5% in 2010. Industrial absorption remains strong, with an average rate of over 3 million square feet annually over the last two years.



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## TENANT OVERVIEWS



### LAMPROS FACILITY

For 25 years, Lampros Steel, Inc., has provided structural steel to the Northwest and beyond. Founded in 1983 by Milt and Marcus Lampros, Lampros Steel, Inc., is backed by more than 55 years of industry experience. Lampros Steel was one of the first specialty structural steel warehouses in the Northwest and operates the largest saw shop in the region. Through their commitment, experience and expertise, Lampros Steel, Inc., has established a business relationship with our customers that have lasted generations.



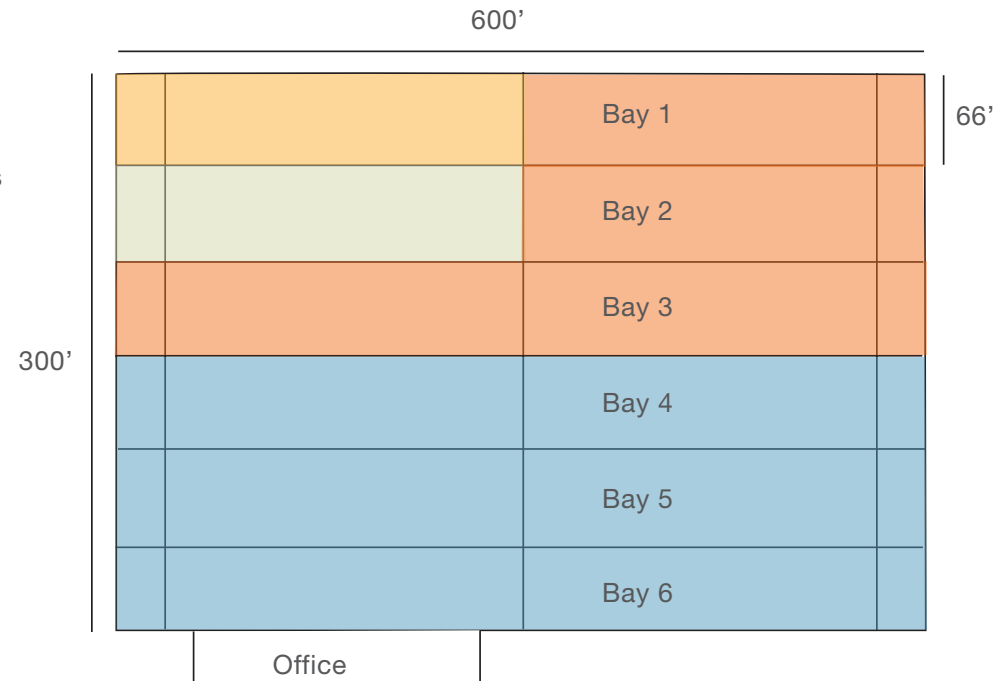
### EVRAZ NORTH AMERICA

EVRAZ North America is a wholly owned subsidiary of EVRAZ plc, one of the largest vertically integrated steel and mining businesses in the world. The Company is a leading North American producer of engineered steel products for rail, energy and industrial end markets.



### RE-STEEL SUPPLY COMPANY

Re-Steel fabricates and supplies rebar, which is a finished steel product used to strengthen concrete for large-scale construction projects. Their products help make bridges, highways, major sports stadiums, high-rise buildings, and other large structures sturdier, safer, and more durable across the vast American landscape. Re-Steel is a three generation old family-run business that is the parent company of six fabrication facilities and one epoxy coating plant. The company has proliferated since its beginnings in 1973.



- EVRAZ Steel  
Total Size: 20,100 SF  
Lease Expiration: 12/1/19
- Re-Steel Supply Company  
Total Size: 20,100 SF Lease  
Lease Expiration: 12/31/17
- Lampros Steel  
Total Size: 120,600 SF  
Lease Expiration: 12/31/19
- Vacant

