

For Sale or Lease

Marine Drive Business Center

Corner of NE Marine Drive
& 185th Avenue

Pad ready development sites

2 separate buildings of 31,200
SF and 28,750 SF

Highly visible site

Efficient buildings with good
truck staging, employee parking
and site coverage

Located near Southshore
Corporate Park, Portland's SIOR
1999 Industrial Development of
the Year

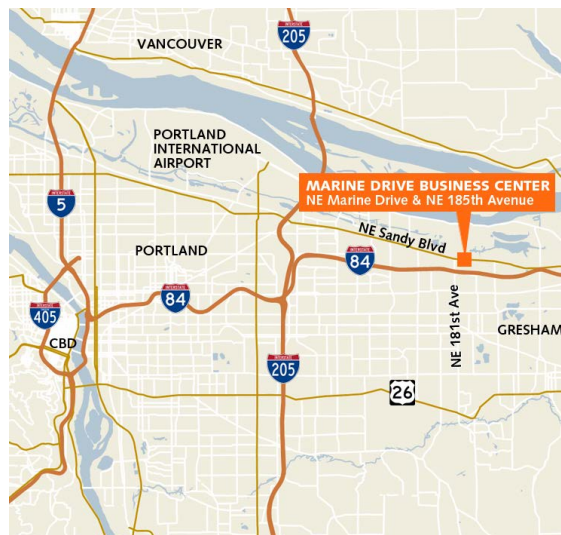
Neighbors include Staples,
Bridgestone and Frito Lay

Lease Rate
\$0.55/\$0.90 per SF, NNN

Individual Building Sale Price
\$110.00 per SF (shell)



Location



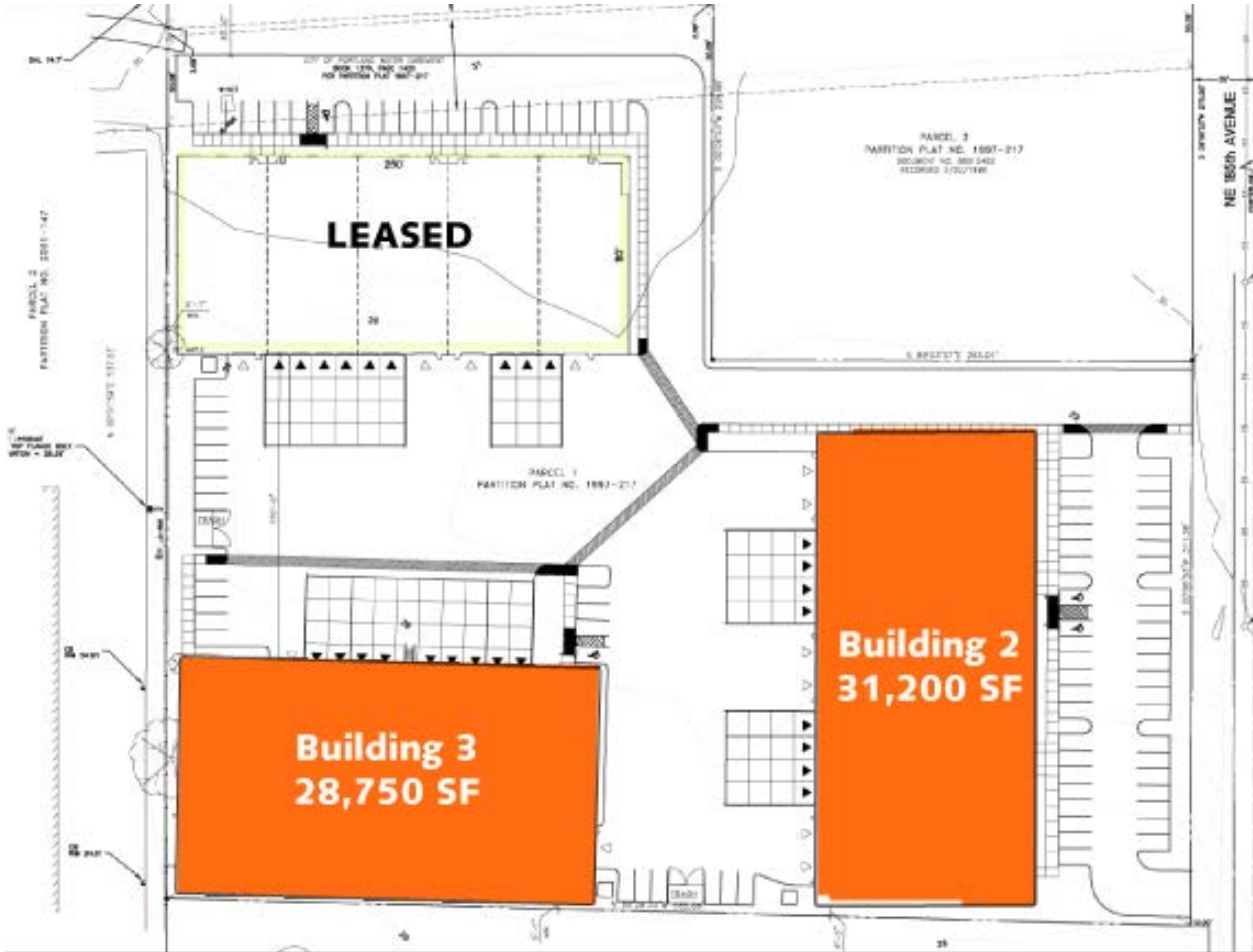
Contact

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Marine Drive Business Center



Building 2

31,200 SF

Rear load design

24' clear height

ESFR sprinklers

8 dock doors, 6 grade doors (flexible)

Divisible to 6,000 SF

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Building 3

28,750 SF

Front load design

24' clear height

ESFR sprinklers

9 dock doors, 2 grade doors (flexible)

Divisible to 12,500 SF