

FOR SUBLEASE

COLUMBIA WEST INDUSTRIAL CENTER

8421 N Columbia Blvd | Portland, OR 97203

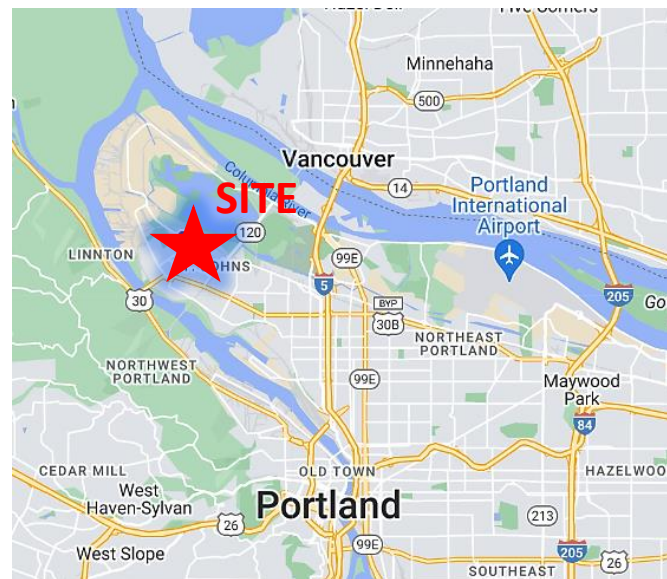


12725 SW 66th Avenue, Suite 202, Tigard, OR
503.367.0516 | www.fg-cre.com



PROPERTY HIGHLIGHTS

- Availabilities (either/or – spaces not available combined):
 - 19,480 SF (5 dock, 1 grade loading)
 - 13,200 SF (2 dock, 1 grade loading)
- \$0.52/SF NNN Shell, \$0.85/SF NNN Office
- Sublease term through October 31, 2025
- 24' clear height
- Concrete tilt construction
- Wet sprinklered
- LED lighting on motion sensors
- Excellent access to distribution channels



FOR MORE INFORMATION:

Steve Hunker, Vice President/Broker
steve@fg-cre.com

FOR SUBLEASE

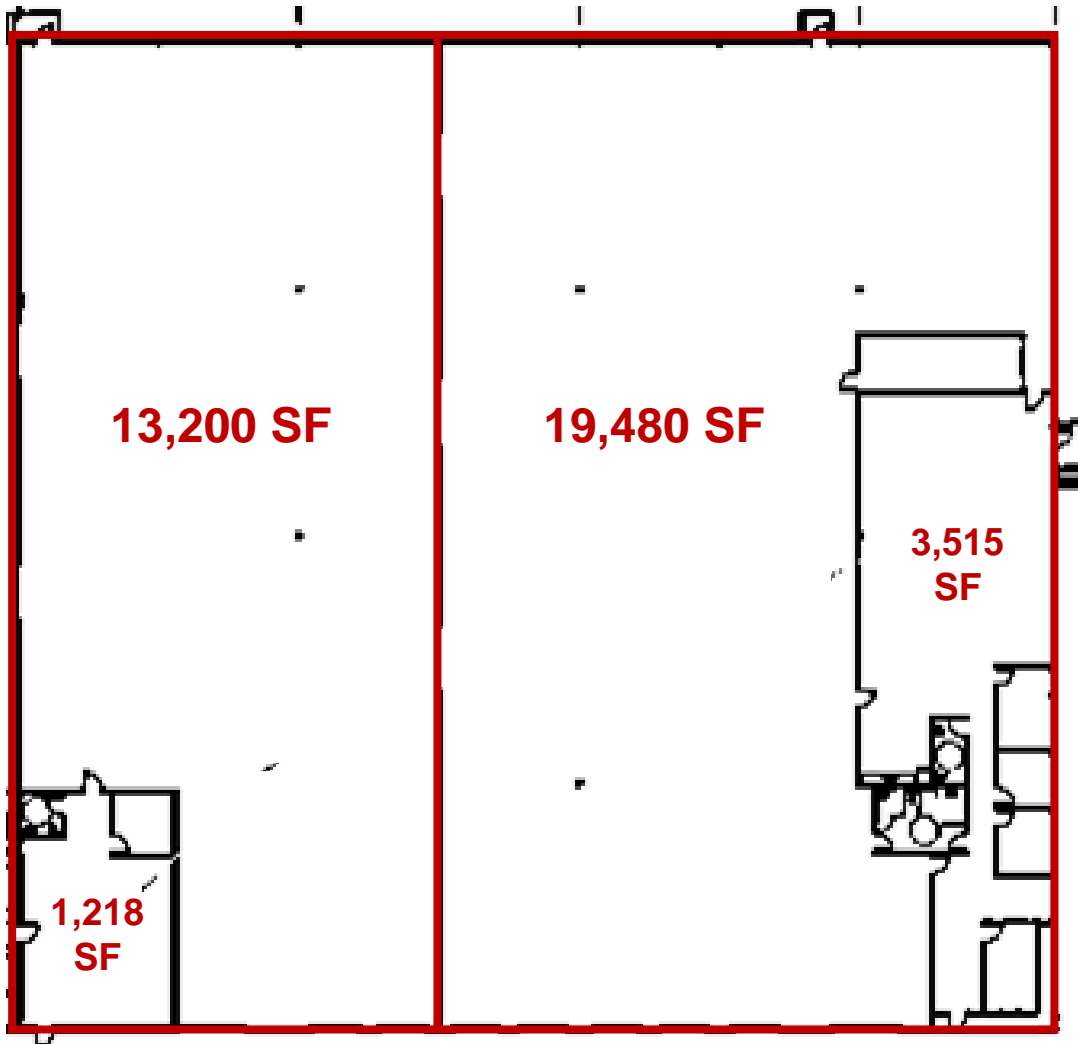
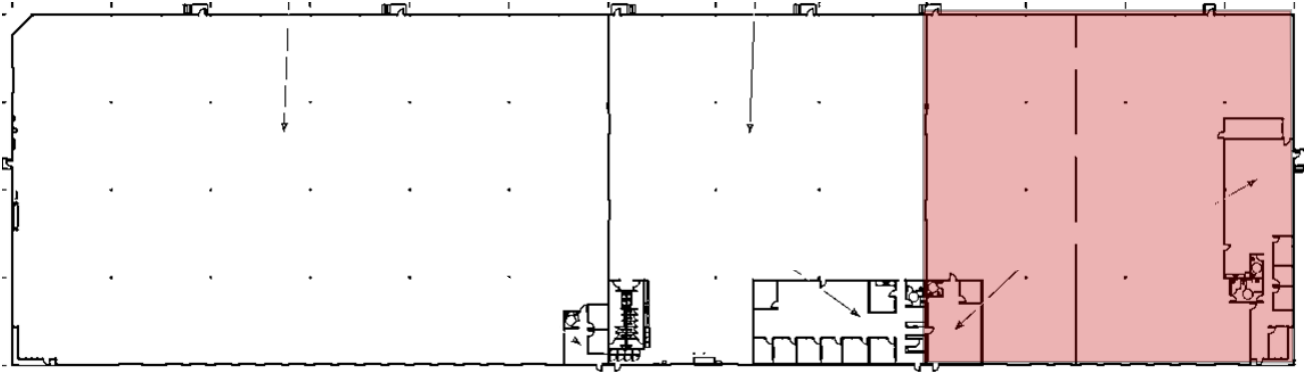
COLUMBIA WEST INDUSTRIAL CENTER

8421 N Columbia Blvd | Portland, OR 97203



12725 SW 66th Avenue, Suite 202, Tigard, OR
503.367.0516 | www.fg-cre.com

Key plan



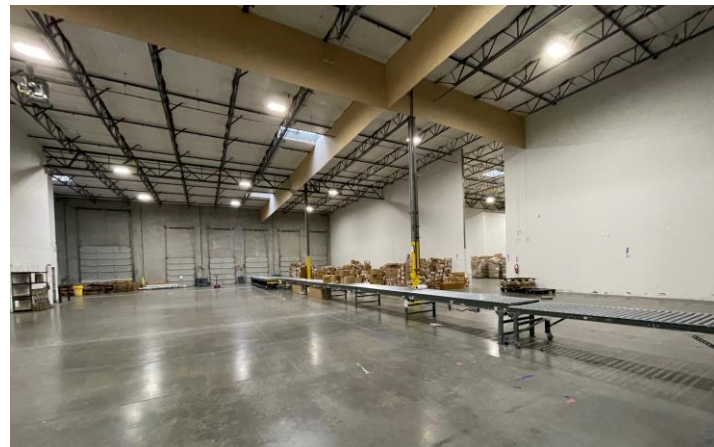
FOR SUBLEASE

COLUMBIA WEST INDUSTRIAL CENTER

8421 N Columbia Blvd | Portland, OR 97203



12725 SW 66th Avenue, Suite 202, Tigard, OR
503.367.0516 | www.fg-cre.com



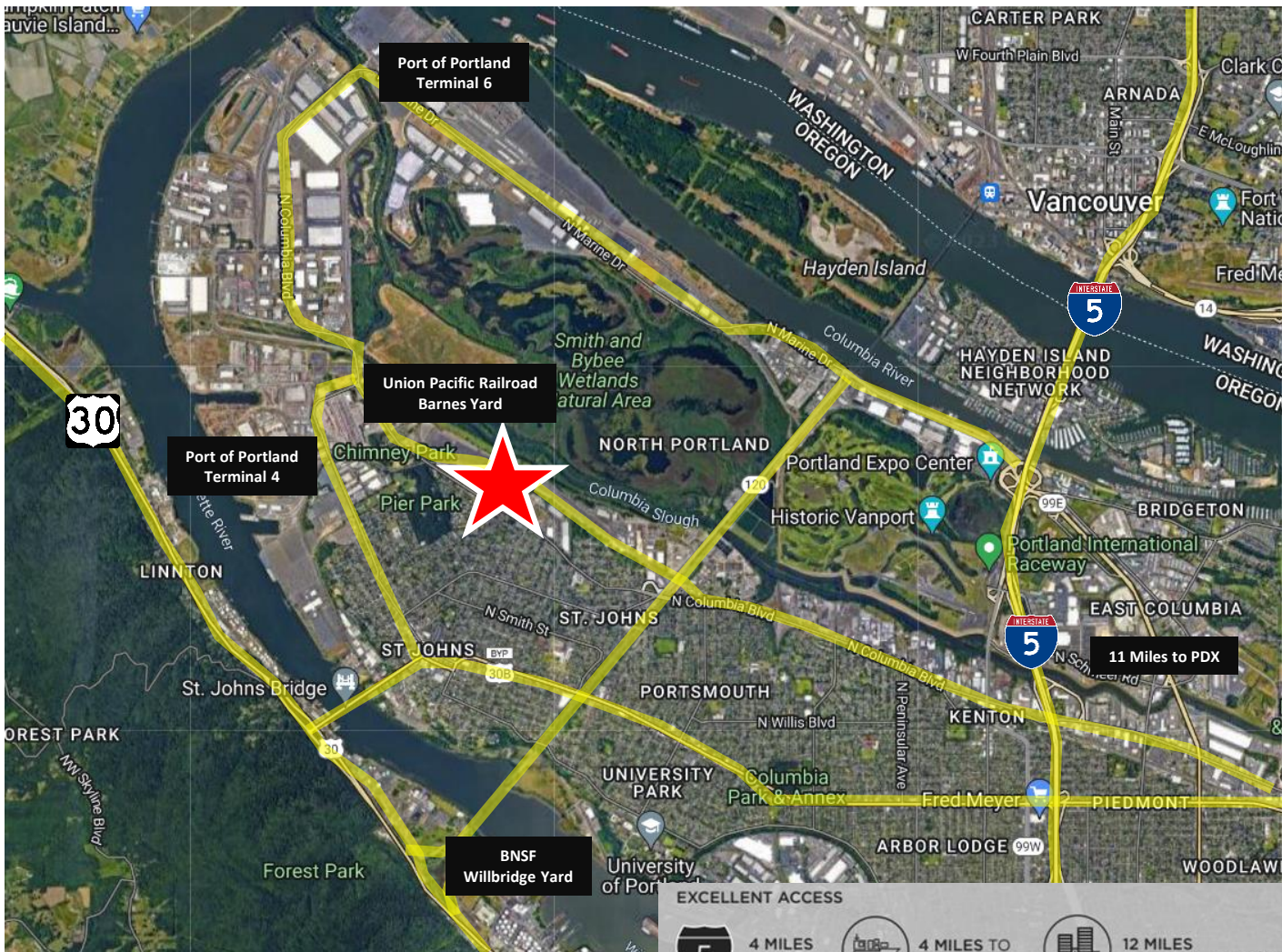
FOR SUBLEASE

COLUMBIA WEST INDUSTRIAL CENTER

8421 N Columbia Blvd | Portland, OR 97203



12725 SW 66th Avenue, Suite 202, Tigard, OR
503.367.0516 | www.fg-cre.com



EXCELLENT ACCESS

- 4 MILES TO I-5
- 4 MILES TO TERMINAL 6
- 12 MILES TO PORTLAND CBD

2023 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	10,707	39,491	120,956
2028 Projected Population	10,544	38,952	122,176
Est. Average Household Income	\$89,415	\$93,495	\$112,228
Est. Total Businesses	310	1,434	7,019
Est. Total Employees	3,099	17,496	74,886

Average Daily Traffic

Columbia Blvd @ N Upland Dr NW – 10,832
N Columbia Blvd @ N Oswego Ave W – 1,590
N Charleston Ave @ N Johnswood Dr W - 746

This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.