

For Lease - North Portland Road Terminal
15.5 Acre Industrial Site with Double Track Rail Spur
 10145 North Portland Road, Portland, Oregon



- Class 1 rail service with daily switching available from Union Pacific Railroad.
- 1,810' double track rail spur, capacity to spot 22 rail cars.
- Spill containment system on rail spur.
- Fuel island with above ground exterior fuel tanks.
- Truck scale.
- 440 v, 900 amp, 3-phase power.
- Two storage buildings, 4000 SF and 750 SF.
- Flat at grade with gravel and partial paved yard.
- Access to I-5 via Marine Drive or Columbia Boulevard.

NAI Norris, Beggs & Simpson
 Commercial Real Estate Services, Worldwide.

For More Information, Contact:
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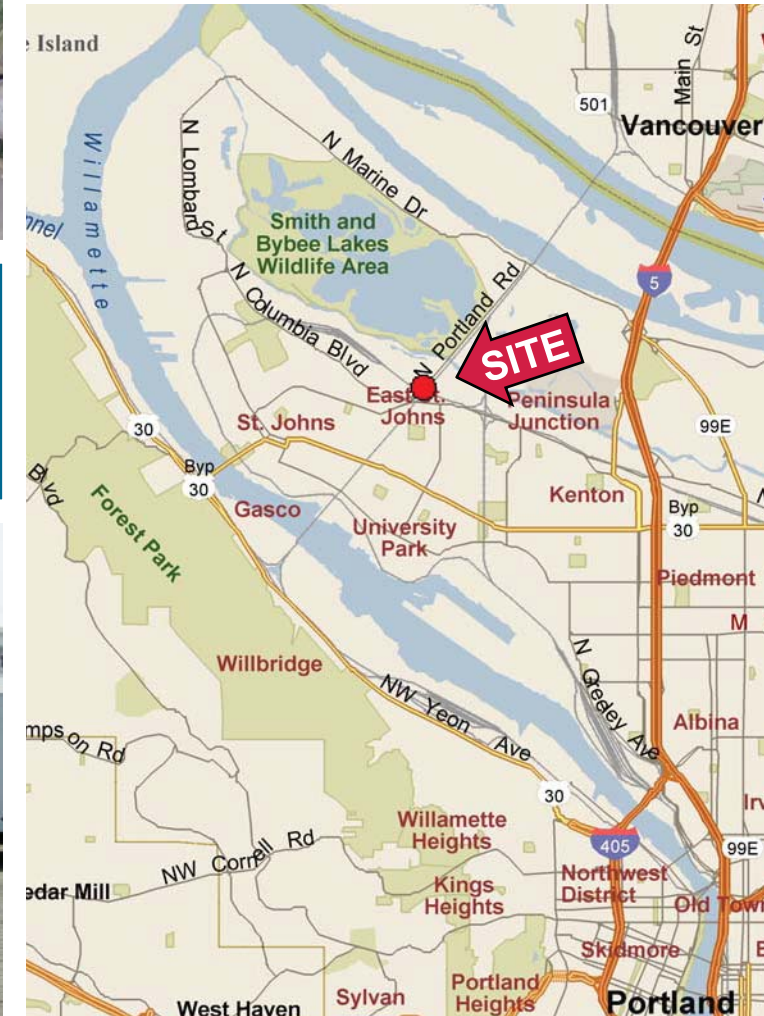
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Long term lease available
 Property is divisible - flexible space sizes
 (see inside for detailed information)



- Zoned IG2 - General Industrial.
- 17,000 SF concrete tilt shop and office building with five service bays, lubrication pit, and a 9,700 SF two-story office.
- PDC economic enterprise zone. Tax abatements available.
- Great freeway access.



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DIVISIBLE SPACES

(See aerial photo for areas 1, 2 & 3)

1. 3- 12 Acres available, flat at grade with gravel and partially paved yard space. \$2,500 - \$3,000/acre/month, NNN (excludes the building area).

17,000 SF concrete shop and office building on partially paved pad. Includes 5 bay truck shop facility with 18' drive through grade doors, 9,700 SF, 2-story office. \$12,000 - \$14,000/month, NNN depending on office improvements. Call for rates.
2. 1,810 linear foot double track rail spur on +/- 2 acres. Capacity to spot 22 rail cars, spill containment system on spur, Class 1 rail service with industry track agreement and daily switching available from Union Pacific Railroad. Direct service to Union Pacific rail network offers substantial cost savings to larger rail users. \$12,000 NNN per month.
3. Approximately 3 acres. Currently used as a fuel island with a small storage building. Can be leased or removed if a tenant is considering a major portion of the rest of the site. Call for rental rate.

Common entry area from North Portland Road.

Entire site (outlined in red) available for long term lease. Call for quote.



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