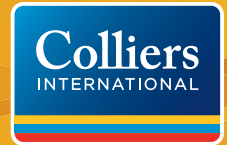
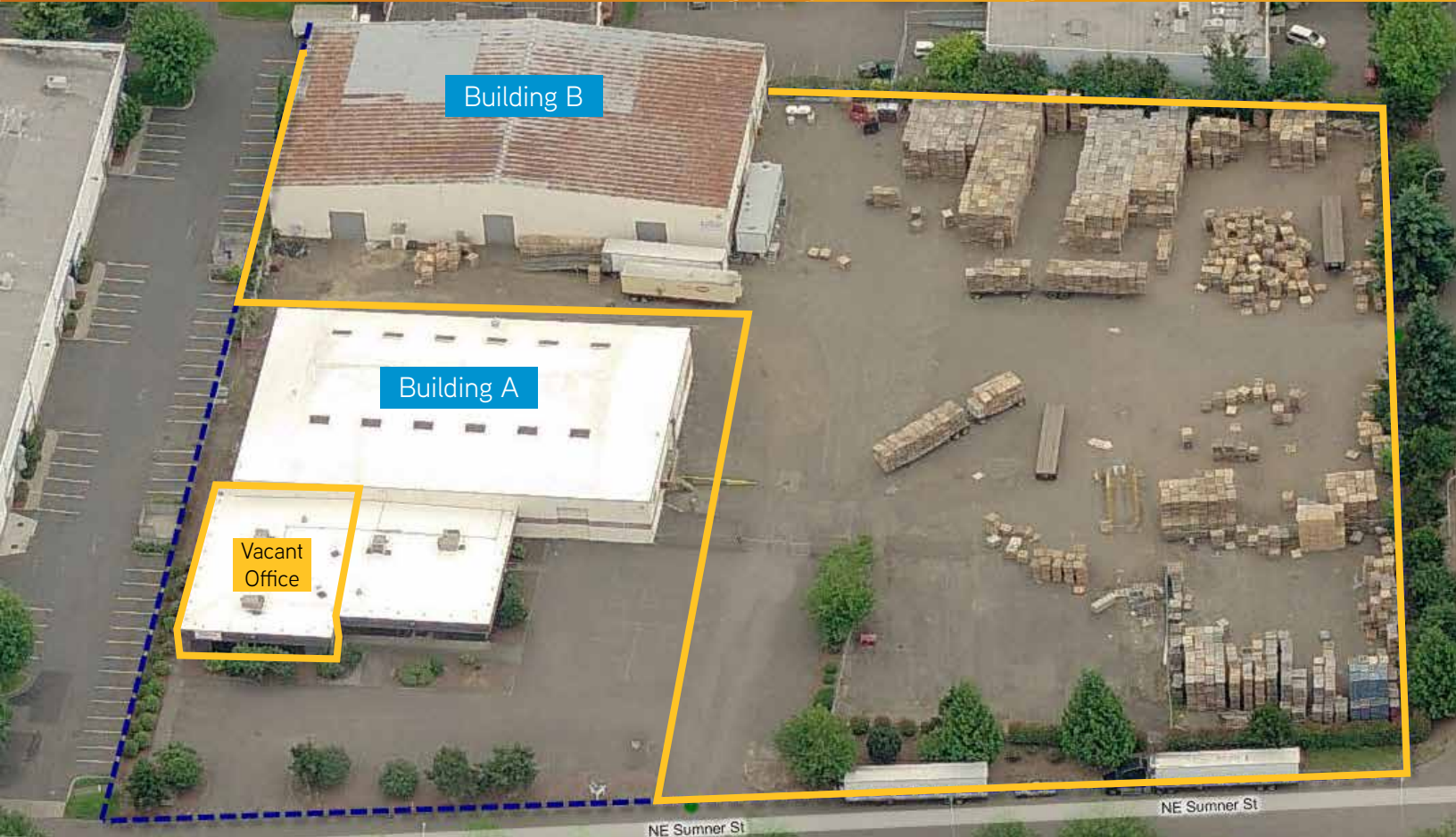


Manufacturing & Warehouse Space



11618 NE SUMNER STREET PORTLAND, OREGON 97220



The Property

One of a kind project with two buildings totaling 41,380 SF of manufacturing/warehouse space on 4.23 acres of fenced, paved, landscaped, and lit yard area in the heart of the Airport Way Submarket. Includes 35 striped parking stalls outside the main gate and multiple access points to the yard and parking areas

Building A: 23,380 SF shell with 7,213 SF office

- 18,585 SF including 2,585 SF of office leased through February 2017 @ \$8,055.00 per month NNN. This lease includes no yard.
- Five grade doors, 1 dock door
- 20' clear height
- 4,628 SF of vacant office space
- Separate entrance already in place

Building B: 18,000 SF shell with no office (bathrooms only)

- Vacant; can include 4,628 SF of vacant office in Building A
- Four grade doors and five ton bridge crane served
- 20'-25' clear
- 400 amp/480v three-phase power (to be verified by Tenant)
- 100' x 180' dimensions

Pricing & Rates

For Sale at \$3,500,000

- At 40% site coverage, this is \$68/SF on buildings and \$8.50/SF on the excess land

For Lease at \$0.365/\$0.70/\$0.07 (yard) NNN on vacancies

- Below market NNN's at \$0.11/SF, inclusive of excess land



Jerry Matson, SIOR, MBA
Associate Vice President
+1 503 499 0077
Portland, Oregon
jerry.matson@colliers.com

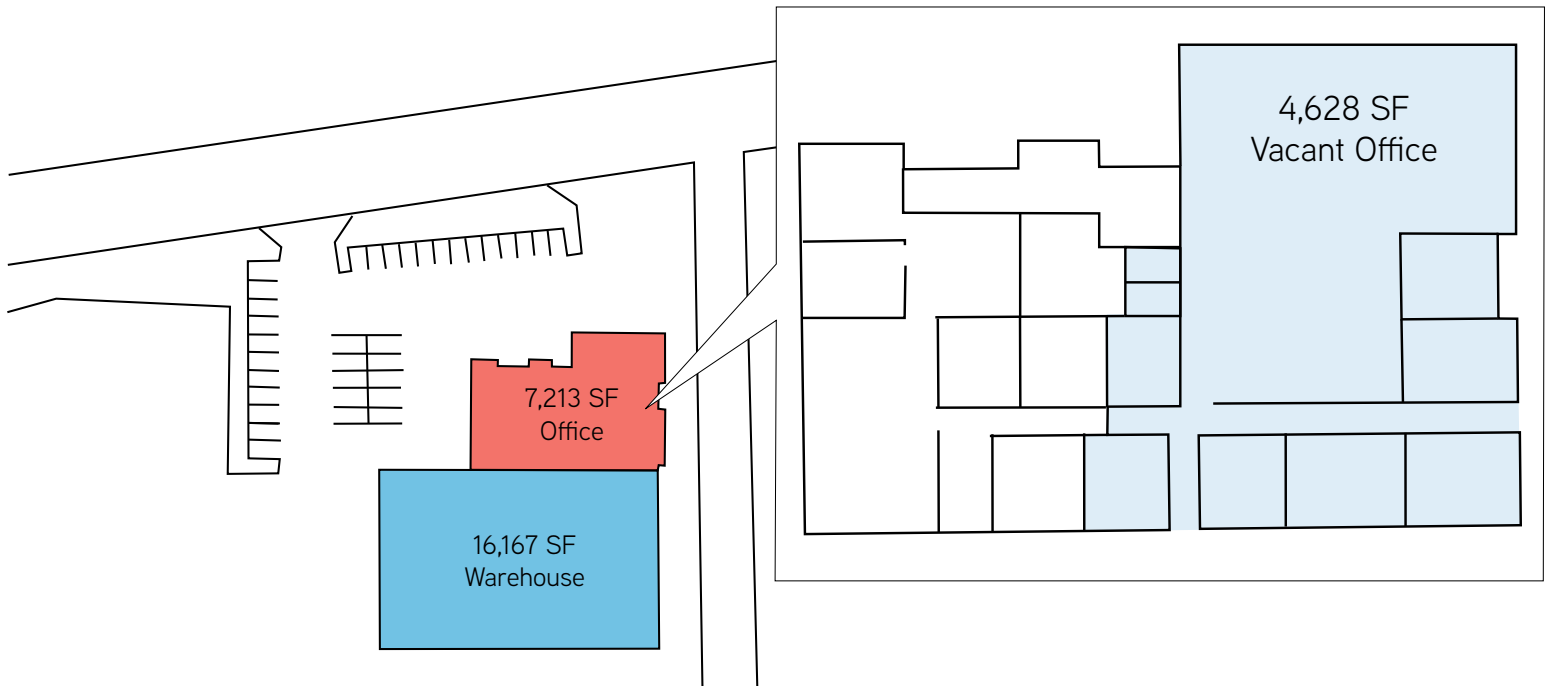
COLLIERS INTERNATIONAL
601 SW Second Avenue
Suite 1950
Portland, Oregon 97204
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BUILDING A FLOOR PLAN



EXTERIOR PHOTOS



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