

FOR LEASE > DIRECT LEASE & BUILD-TO-SUIT OPPORTUNITIES



Rivergate Corporate Center III

NORTH LOMBARD STREET PORTLAND, OREGON



Overview

Located in Portland's Rivergate Industrial District, Rivergate Corporate Center III is perfectly situated with direct access to the Port of Portland's Terminal 6 and Interstate 5. The project is purposely designed for large-scale industrial distribution, boasting superior clear heights, dock ratios, truck staging, rail potential, and freeway access. This project represents the functional ideal for import and export logistics, warehousing, and distribution users, and has recently attracted esteemed companies such as Subaru of America, Colgate-Palmolive, and United Stationers.

With nearly 1 million square feet already constructed and 1.2 million planned, Rivergate Corporate Center III is proven and well-prepared to accommodate your firm's build-to-suit or direct leasing requirement.

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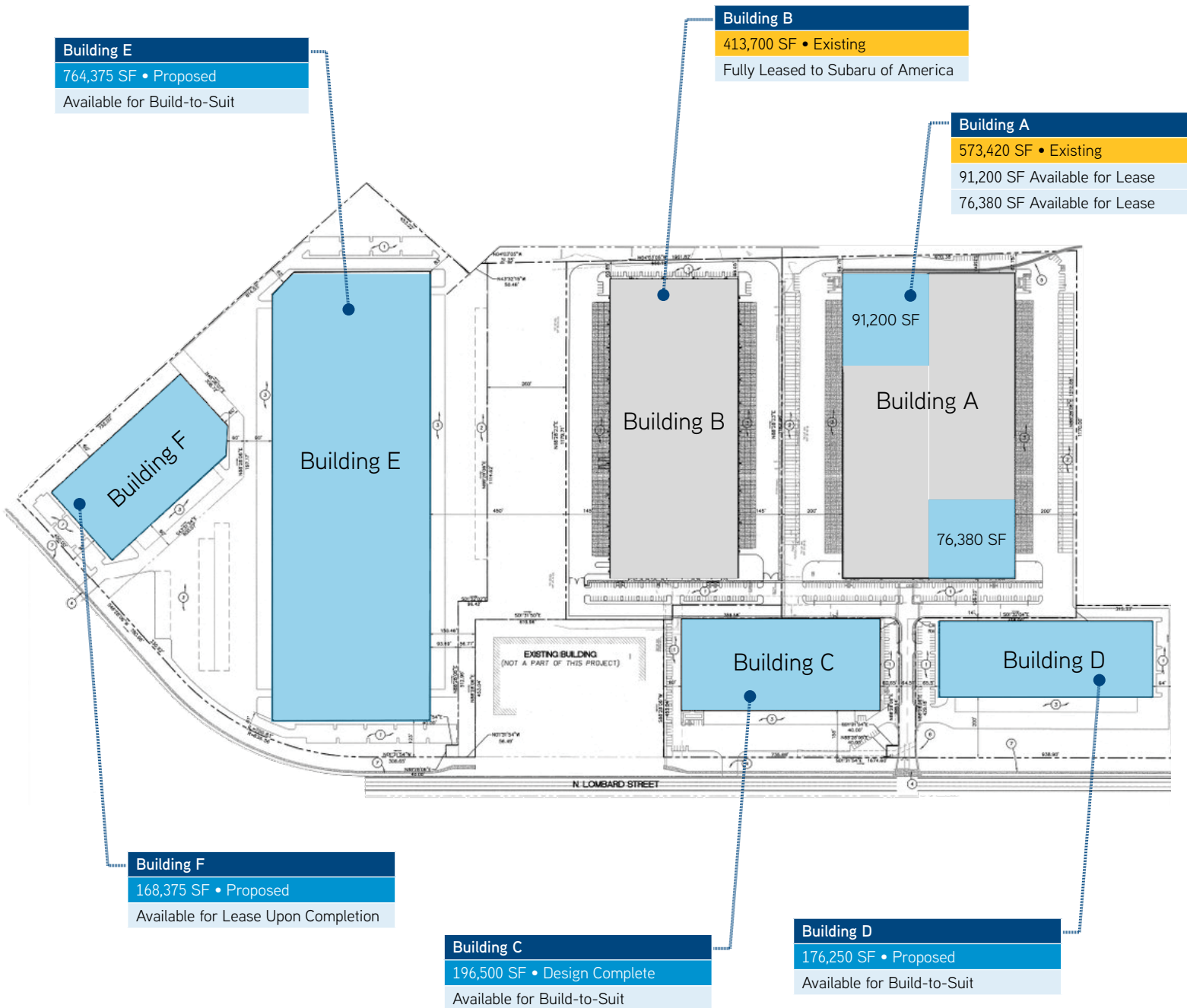
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601 SW Second Avenue
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Building and Availabilities Summary

Total Project Size: 2,292,620 SF

- Currently Available for Lease: 167,580 SF
- Currently Available for Build-to-Suit: 1,305,500 SF
- Site configuration can be adjusted to accommodate a single building of at least 960,000 SF



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Project Highlights

- Over 2.2 million square feet of premier industrial distribution space on 113 acres
- Dock-high and drive-in truck loading doors and cross dock capabilities
- 30'- 32' clear height in the existing building; new buildings can be built to specification
- Specifically designed for maximum container and trailer storage
- Located in the Rivergate Industrial District, providing direct, easy access to marine terminals, railroads, interstate freeways and the Portland International Airport
- Rail service possible
- Office built to suit
- Modern, energy-efficient construction with an ESFR fire system
- Ideal for marine, distribution, large-shipper warehousing, and manufacturing uses
- Located in a designated Foreign Trade Zone and Portland's Enterprise Zone
- [For leasing rates and build-to-suit inquiries, contact us at +1 503 223 3123](#)



Rivergate Corporate Center III has been awarded
LEED® Silver status by the U.S. Green Building Council



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Corporate Neighbors			
1	Excel Garden Products	10	Papa John's
2	Land O' Lakes	11	Subaru of America
3	Bay Valley Foods	12	United Stationers
4	Mor Furniture	13	Colgate-Palmolive
5	MEMC Electronic Materials	14	Aaron Rents
6	Iron Mountain	15	Ford Motor Company
7	Columbia Sportswear	16	Georgia-Pacific
8	Nordstrom	17	Cintas Uniform Service
9	Exel Logistics	18	Del Monte Fresh Produce

Why Oregon?		Why Portland?	
Truck Reach	Located between Washington and California, Oregon provides the best overnight truck reach in the Pacific Northwest.	Low Congestion	The Port of Portland remains uncongested with truck times of about 30 minutes.
Superior Routes	Oregon is home to the only river grade route through the Cascades.	Better Equipment Availability	Domestic truck and rail equipment availability is less seasonal compared to other west coast ports.
Efficient Transportation	Oregon's liberal truck length and weight limitations maximize trucking efficiency.	Proximity to Terminals	Significant land and space for warehousing available close to terminals, affording lower drayage costs.
Coverage	Major truck carriers provide vast coverage to Oregon.		

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