

FOR SALE

# Rivergate Warehouse

13635 N LOMBARD STREET PORTLAND, OREGON 97203

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## Property Overview

Former distribution home of a prominent mattress manufacturer, this 139,000 square foot facility is situated on approximately 10 acres of industrial land in the Rivergate industrial submarket in Portland, Oregon. The location offers close proximity to the Port of Portland and Interstate 5, and is home to a wide variety of prominent manufacturers and distributors.

### Principal Features:

- 139,000 SF warehouse
- 10,800 SF fully air-conditioned office on two stories
  - Includes showroom, lunch room, and records storage
- 25' clear height
- 13 dock doors with equipment (see inside for details)
- 1 grade door
- Ideal for either warehouse or manufacturing uses
- **Sale price of \$10,150,000**
- **Available May 1, 2013**



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

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## Property Specifications

Total Square Feet	<ul style="list-style-type: none"> <li>139,000</li> </ul>
Office	<ul style="list-style-type: none"> <li>10,800 SF fully air-conditioned office on two stories                             <ul style="list-style-type: none"> <li>Includes showroom, lunch room, and records storage</li> </ul> </li> </ul>
Clear Height	<ul style="list-style-type: none"> <li>25'</li> </ul>
Electrical	<ul style="list-style-type: none"> <li>3,200 amps, 480V-277V, 3-phase, 4-wire</li> </ul>
Dock Loading and Equipment	<ul style="list-style-type: none"> <li>13 dock doors (9' x 10')                             <ul style="list-style-type: none"> <li>6 with in-pit levelers</li> <li>7 with edge of dock levelers</li> <li>1 additional dock door used for trash compactor (to be moved)</li> </ul> </li> </ul>
Grade Loading	<ul style="list-style-type: none"> <li>1 grade door</li> </ul>
Additional Equipment	<ul style="list-style-type: none"> <li>220V plugs for 6 forklift chargers</li> </ul>
Yard Area	<ul style="list-style-type: none"> <li>Yard area available for trailer parking</li> </ul>
Car Parking	<ul style="list-style-type: none"> <li>Parking for 100 cars</li> </ul>
Sprinkler System	<ul style="list-style-type: none"> <li>Wet</li> </ul>
Built In	<ul style="list-style-type: none"> <li>1990</li> </ul>
Roof	<ul style="list-style-type: none"> <li>Insulated metal roof (some repairs needed)</li> </ul>
Skylights	<ul style="list-style-type: none"> <li>50</li> </ul>
Distance from I-5	<ul style="list-style-type: none"> <li>6 miles</li> </ul>
Distance from Terminal 6	<ul style="list-style-type: none"> <li>2 miles</li> </ul>
Sale Price	<ul style="list-style-type: none"> <li>\$10,150,000</li> </ul>
Availability	<ul style="list-style-type: none"> <li>Available May 1, 2013</li> </ul>

## Site Plan

