Rivergate Warehouse

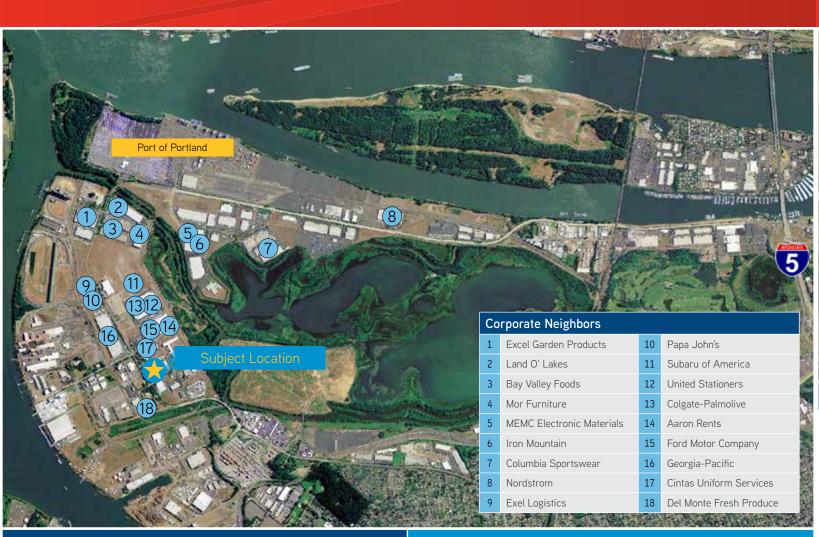
13635 N LOMBARD STREET PORTLAND, OREGON 97203



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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.		



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



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Property Specifications

Total Square Feet	• 139,000		
Office	 10,800 SF fully air-conditioned office on two stories Includes showroom, lunch room, and records storage 		
Clear Height	• 25'		
Electrical	• 3,200 amps, 480V-277V, 3-phase, 4-wire		
Dock Loading and Equipment	 13 dock doors (9' x 10') 6 with in-pit levelers 7 with edge of dock levelers 1 additional dock door used for trash compactor (to be moved) 		
Grade Loading	1 grade door		
Additional Equipment	220V plugs for 6 forklift chargers		
Yard Area	Yard area available for trailer parking		
Car Parking	Parking for 100 cars		
Sprinkler System	• Wet		
Built In	• 1990		
Roof	Insulated metal roof (some repairs needed)		
Skylights	• 50		
Distance from I-5	• 6 miles		
Distance from Terminal 6	2 miles		
Sale Price	• \$10,150,000		
Availability	Available May 1, 2013		

Site Plan

