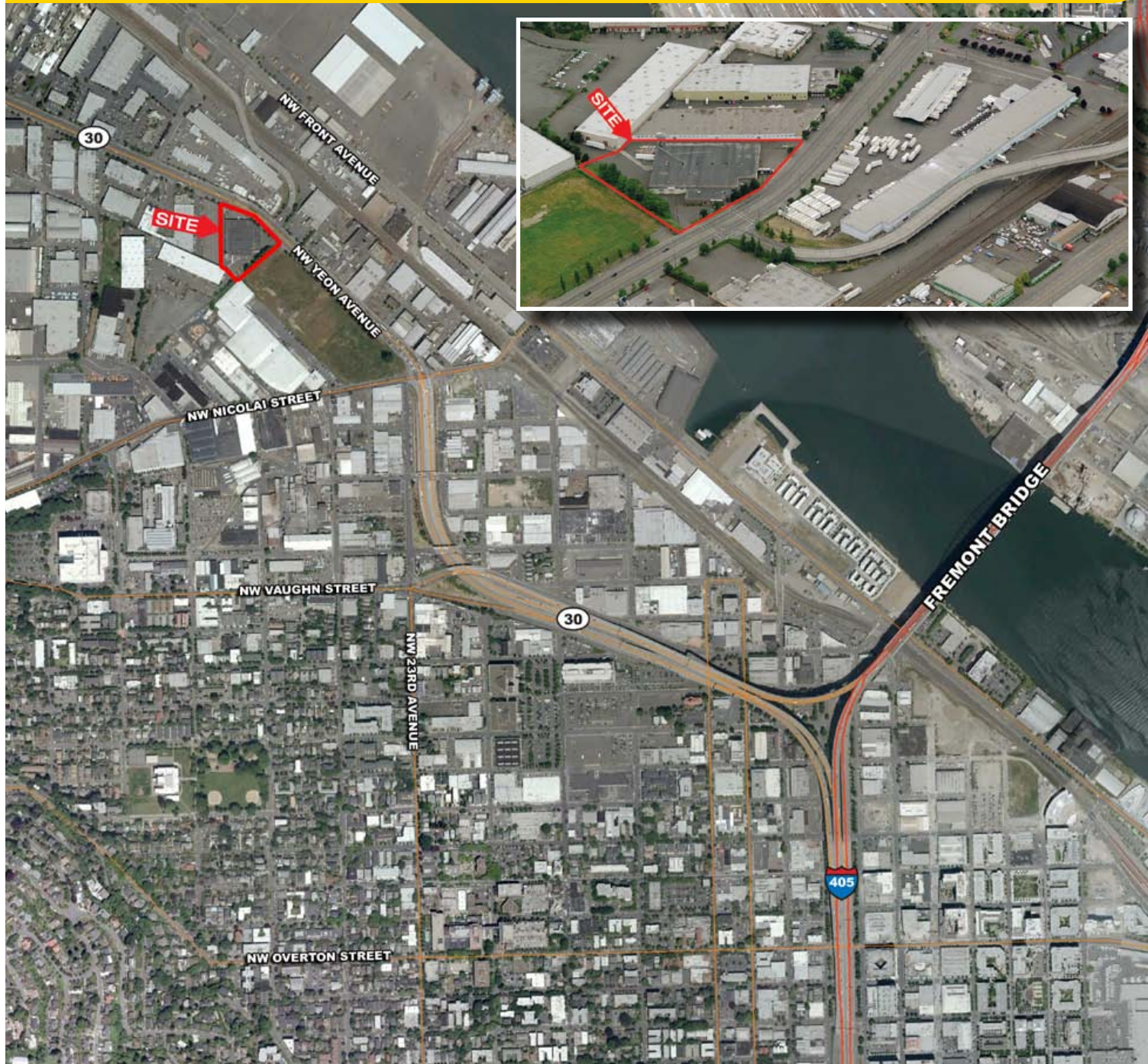


# For Sale or Lease

## Guild's Lake Manufacturing/Warehouse Facility

3033 NW Yeon Avenue • Portland, OR 97210



- Premier close-in NW Portland location
- Located within close proximity to Portland CBD and Pearl District
- Large residential and retail base nearby
- Significant support services and amenities in close proximity

**Grubb & Ellis Company**  
 1120 NW Couch Street • Suite 350  
 Portland Oregon 97209  
[www.grubb-ellis.com](http://www.grubb-ellis.com)



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# For Sale or Lease

## Guild's Lake Manufacturing/Warehouse Facility

3033 NW Yeon Avenue • Portland, OR 97210



- Gross Building Area: 55,163 SF
- Divisible down to ±15,000 SF
- Office Area: 6,808 SF (attached/divisible)
- 2.68 acre parcel
- Truck Loading: 6 dock-high; 2 grade level
- Clear Height: 15 feet
- Year Built: 1954/2011 updated
- Warehouse Features: Wet sprinklers, heavy power and power drops throughout
- Zoning: Heavy Industrial
- Located with 1/2 mile of I-405 access

**LEASE RATE: \$.32/SF/Mo. Shell - \$.65/SF/Mo. Office - NNN**  
**SALE PRICE: \$3,250,000 (\$58.87/SF)**

To learn more, please contact:

**David Hill**  
 Senior Vice President  
 503.972.5510  
[david.hill@grubb-ellis.com](mailto:david.hill@grubb-ellis.com)



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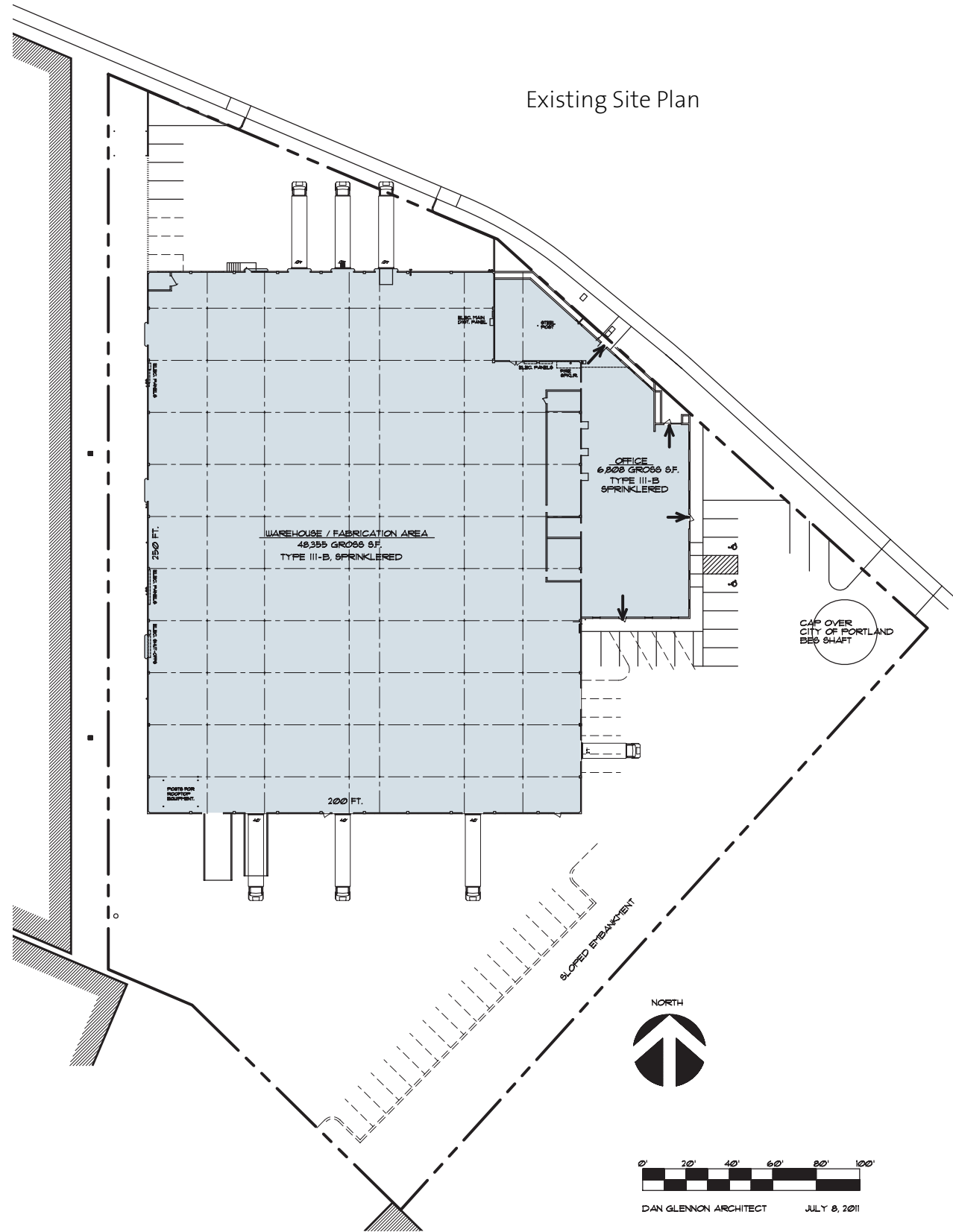
# For Sale or Lease

## Guild's Lake Manufacturing/Warehouse Facility

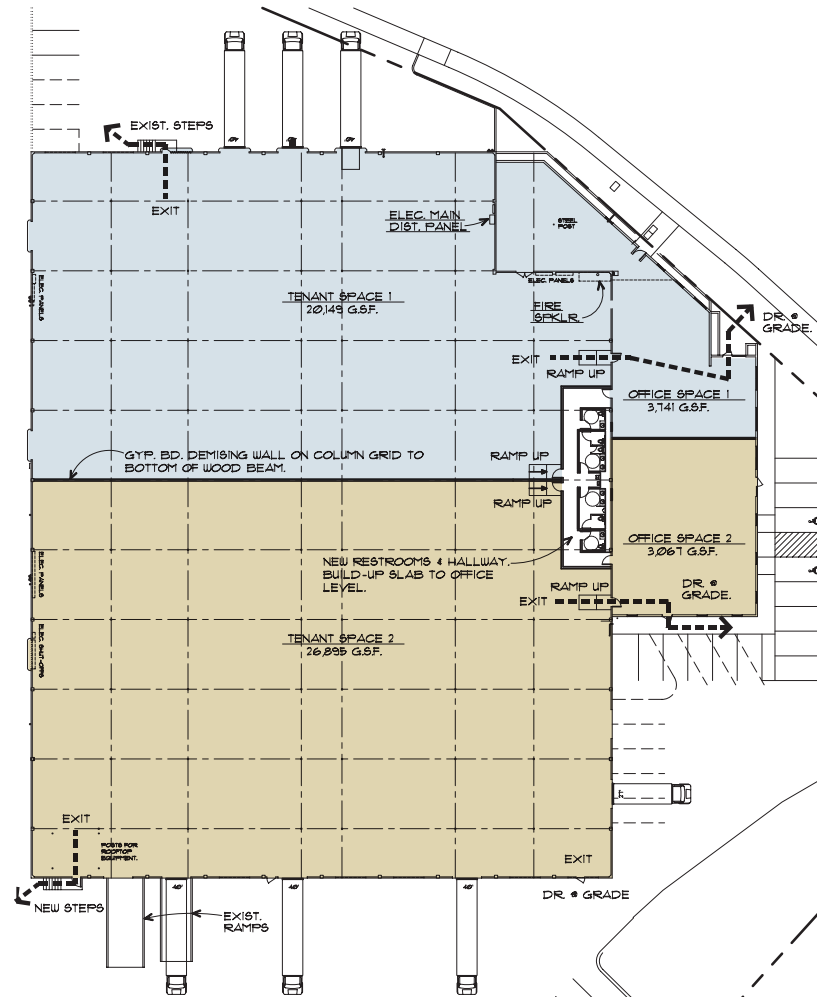
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Existing Site Plan



Two Tenant Scenario



Three Tenant Scenario

