

FOR LEASE > BUILDING C

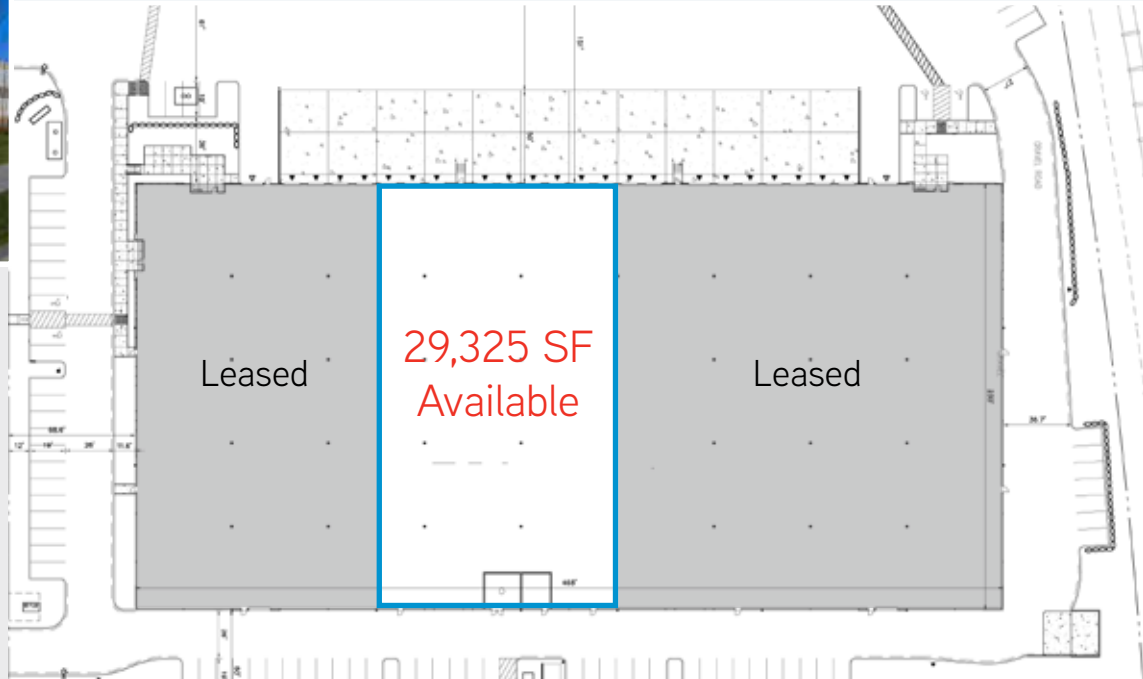


Birtcher Center at Townsend Way

22887 NE TOWNSEND WAY FAIRVIEW, OREGON 97024



Building C - Current Availability



Contact Us

Paul F. Breuer, SIOR
Senior Vice President
+1 503 499 0061
Portland, Oregon
paul.breuer@colliers.com

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
www.colliers.com

Birtcher Center Fairview at Townsend Way, LLC



Accelerating success.

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Building C Features

Building Size	• 107,640 SF
Site Size	• 238,143 SF
Clear Height	• 26'
Dock Doors	• 21
Grade Doors	• 4
Concrete Dock Aprons	• 50'
Column Spacing	• 52' wide by 40'-50' deep
Car Parking	• .83/1,000
Truck Staging Distance	• 151'
Floor Slab Thickness & Reinforcing Material	• 6" with number 4 rebar 24" on center
Floor PSI/Loading	• 350 lbs.
Sprinkler System Rating	• ESFR
Warehouse Lighting	• To tenant specifications
Electrical Service	• 1,600 amp, 480V, 3-phase power
Water Size	• 1.5"
Sanitary Sewer Size	• 6"
Roof Insulation	• R-19
Roof System	• 4-ply built-up with reflective cap sheet
Skylights	• 39 total; 1 per 2,760 SF
Estimated CAM Costs	• \$0.117/SF/Mo.
Heating	• Cambridge gas fired rooftop units with freeze protection
Lease Rate	• \$0.36/\$0.75

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