



FOR LEASE | INDUSTRIAL

Warehouse/Office w/Fenced Lot

4110 NE Columbia Blvd / Portland, Oregon 97211



Lease Rate: \$7,250 monthly, NNN



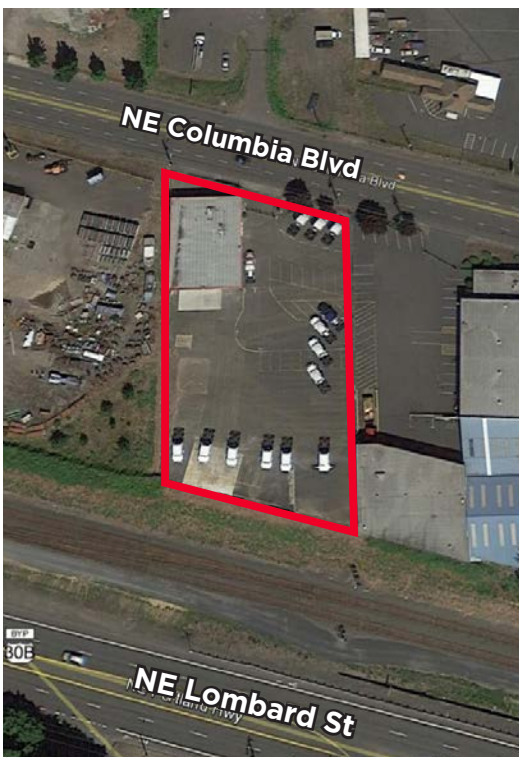
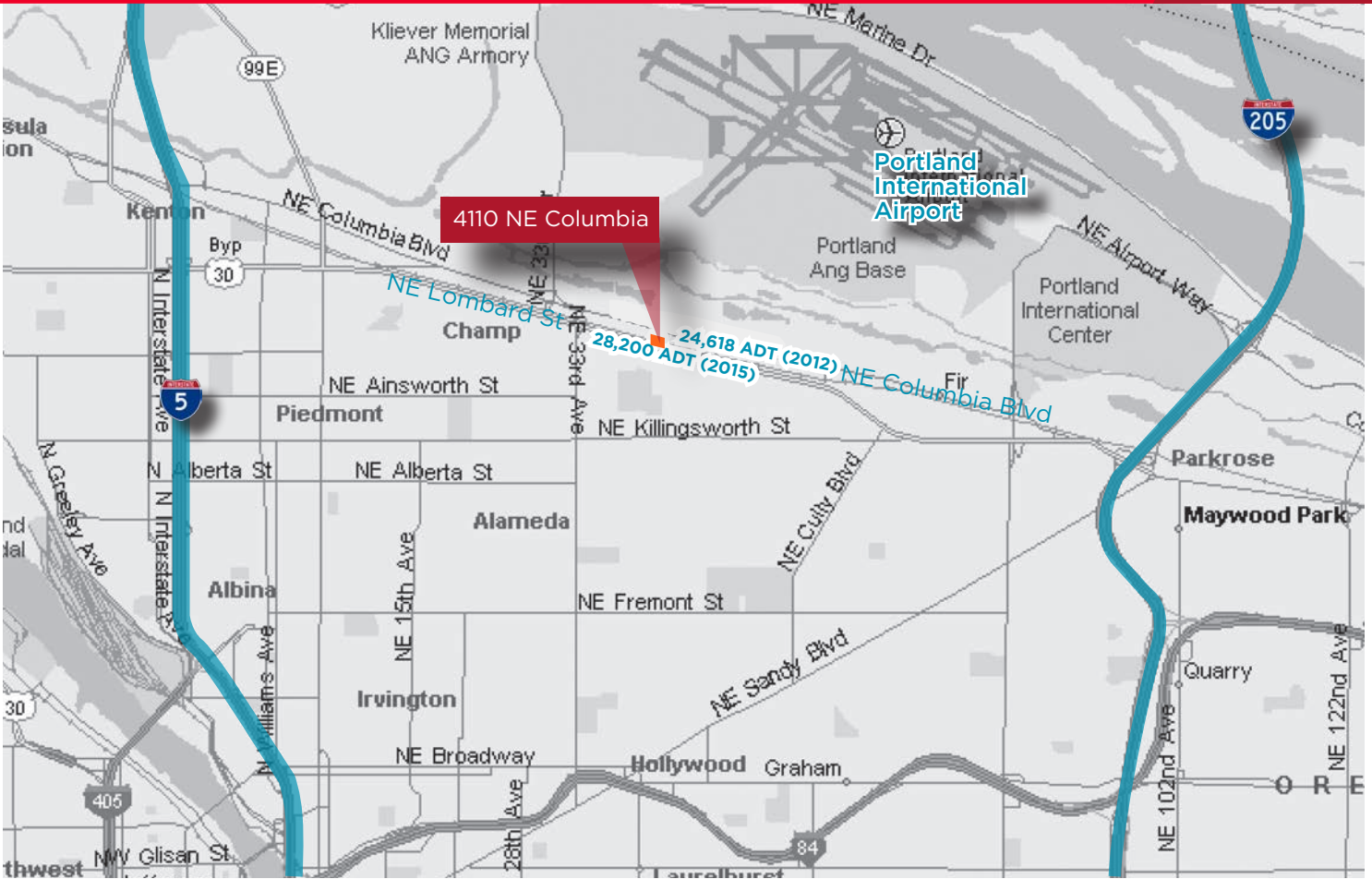
Property Highlights

- 0.93 acre paved, fenced & gated site with concrete bldg
- ±4,920 SF Building with ±2,000 SF Office
- Built in 1962 with extensive remodel in 2016
- Fully climate controlled building
- 13' - 16' Clear Height
- Two grade level doors
- 3-phase and single-phase power
- Frontage on Columbia Blvd with visibility from Lombard Street to the south
- Prime location between I-205 and I-5



Aaron Watt
Director
+1 503 279 1779
aaron.watt@cushwake.com

Keegan Clay
Associate
+1 503 279 1704
keegan.clay@cushwake.com


Distance/time to:

Interstate 5	2.8 miles 6 minutes
Interstate 205	2.7 miles 8 minutes
Portland International Airport	3.7 miles 10 minutes

Traffic Counts:

Columbia Blvd - west of NE 52nd Ave	24,618 ADT (2012)
Lombard St - east of NE 33rd Ave	28,200 ADT (2015)

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200 SW Market, Ste 200
Portland, Oregon
main +1 503 279 1700
fax +1 503 279 1790
cushmanwakefield.com