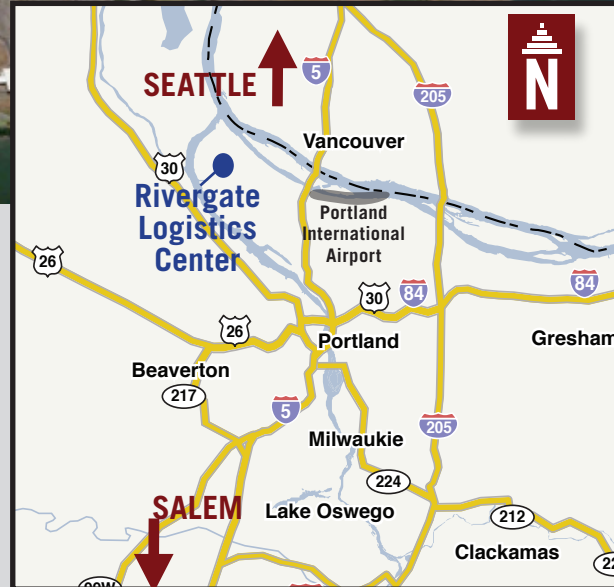


# FOR LEASE

## RIVERGATE LOGISTICS CENTER 8929 N RAMSEY BOULEVARD • PORTLAND, OR 97203



- Class A Distribution Center
- Located in the heart of the Rivergate Submarket
- 1/4 Mile from Terminal 6 at the Port of Portland (The region's largest marine terminal)
- 3 Miles from I-5
- Foreign Trade Zone / Enterprise Zone
- Rail Served

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# FOR LEASE

## RIVERGATE LOGISTICS CENTER 8929 N RAMSEY BOULEVARD • PORTLAND, OR 97203

### AVAILABLE

- **Suite C Features**  
113,989 SF with 3,978 SF Office  
27 Docks, 2 Grades  
Lease Rate: \$.34/\$.70/SF NNN
- **Suite D Features**  
101,131 SF with 1,527 SF Office  
17 Docks, 1 Grade  
Rail Served - Four Positions  
Lease Rate: \$.34/\$.70/SF NNN
- **Up to 220,000 SF**  
with 3,500 SF Office  
Call for details

### BUILDING HIGHLIGHTS

- **Class A Distribution Building**  
529,536 Total SF
- 117 Dock-High Truck Doors 6 Grades
- Cross-Dock Capability
- Rail-Served (5 Doors)  
Reciprocal Switching (UP/BN)
- 28' - 30' Ceiling Clearance
- ESFR Sprinkler System
- Skylights, Insulated Roof
- 166' Loading Yard Width  
with 60' Concrete Loading Aprons



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# PROPERTY DESCRIPTION

Address:	8929 N Ramsey Boulevard, Portland, OR 97203
Sub-Market:	Northeast Industrial (Rivergate)
Location:	Approximately one mile from Port Terminal 6 (the region's largest container port) and approximately three miles from Interstate 5
Total Land Size:	22.03 Acres (959,626 SF)
Total RSF:	529,536
Office Space:	15,028 SF (3% of Property)
Built:	1999
Building Coverage:	54%
Parking:	165 Regular Parking and 7 Handicap Stalls
Construction:	Reinforced concrete and isolated spread footings. The building has a box frame with perimeter tilt-up concrete walls and wide flange steel columns supporting wide flange steel beams and girders and steel open web joists.
Column Spacing:	50' x 50'
Fire Sprinkler System:	ESFR Sprinkler System
Truck Yards:	Parking area and driveways are asphalt. Truck loading aprons are concrete. Yard width is 160' to 166'.
Zoning:	Heavy Industrial
Access:	The property has access via one driveway from N. Ramsey Boulevard on the Southwest side of the property. A railroad spur on the east side of the property provides rail access from overhead doors on that side of the building.
Roofs:	The roof system consists of a low-pitched standing seam pre-finished metal roof with gutters and down spouts that connect to the storm water system.
Exterior Walls:	Painted Concrete Tilt-up Walls
Clear Height:	28' to 30'
Floor:	Carpet is provided in the office areas, sheet vinyl in the rest rooms, and 6" reinforced concrete in the warehouse.
Exterior Doors:	117 dock-high and 6 grade-level truck loading doors. Additionally, 5 dock-high doors serve the eastside rail spur.
Ceilings:	Suspended acoustical tile in the office area and bathrooms have painted drywall ceilings. Warehouse has an exposed roof structure. The interior wall finished include fabric wall covering or painted gypsum board.
Lighting:	High intensity discharge (HID) lighting fixtures in the warehouse and in the office areas 2' x 4' parabolic.
Power:	2,000 Amp main service; 200 Amp panels within Aaron Rents Suite. 800 Amp panels in Ford's suite.
HVAC/Heating:	Heating and cooling is provided by above-ceiling-mounted heat pumps with exterior condensing units providing gas heat and electric cooling. The warehouse areas are supplied with heat only from gas unit heaters, suspended from the roof structure.
Insulation:	Batt Insulation
Landscaping:	Landscaping surrounds the entire building with individual flower beds at the entrances to each suite. Automatic sprinkler systems service the entire property.
Restrooms:	Each suite is individually built-out with its own men's and women's restrooms.

## General Information

**Distance to I-205:**  
5 miles

**Distance to I-5:**  
2 miles

**Distance to Portland Int'l Airport:**  
4 miles

**Port of Portland:**  
.25 miles

**2012 EST. CAM:**  
\$.117/SF/Month

## Utility Information

**Electricity:**  
Portland General Electric

**Natural Gas:**  
NW Natural

**Water/Sewer:**  
Public - Multnomah County



# RIVERGATE LOGISTICS CENTER SITE PLAN

