

FOR LEASE

Bybee Lake Logistics Center I



7824 N LEADBETTER ROAD PORTLAND, OREGON 97217



156,330 SF

Located within Portland's Rivergate Industrial District with direct access to Terminal 6, Portland's Deep-Water Container Terminal, and Interstate 5, Bybee Lake Logistics Center Phase I is a premier location for logistics and distribution users.



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Space and Property Features

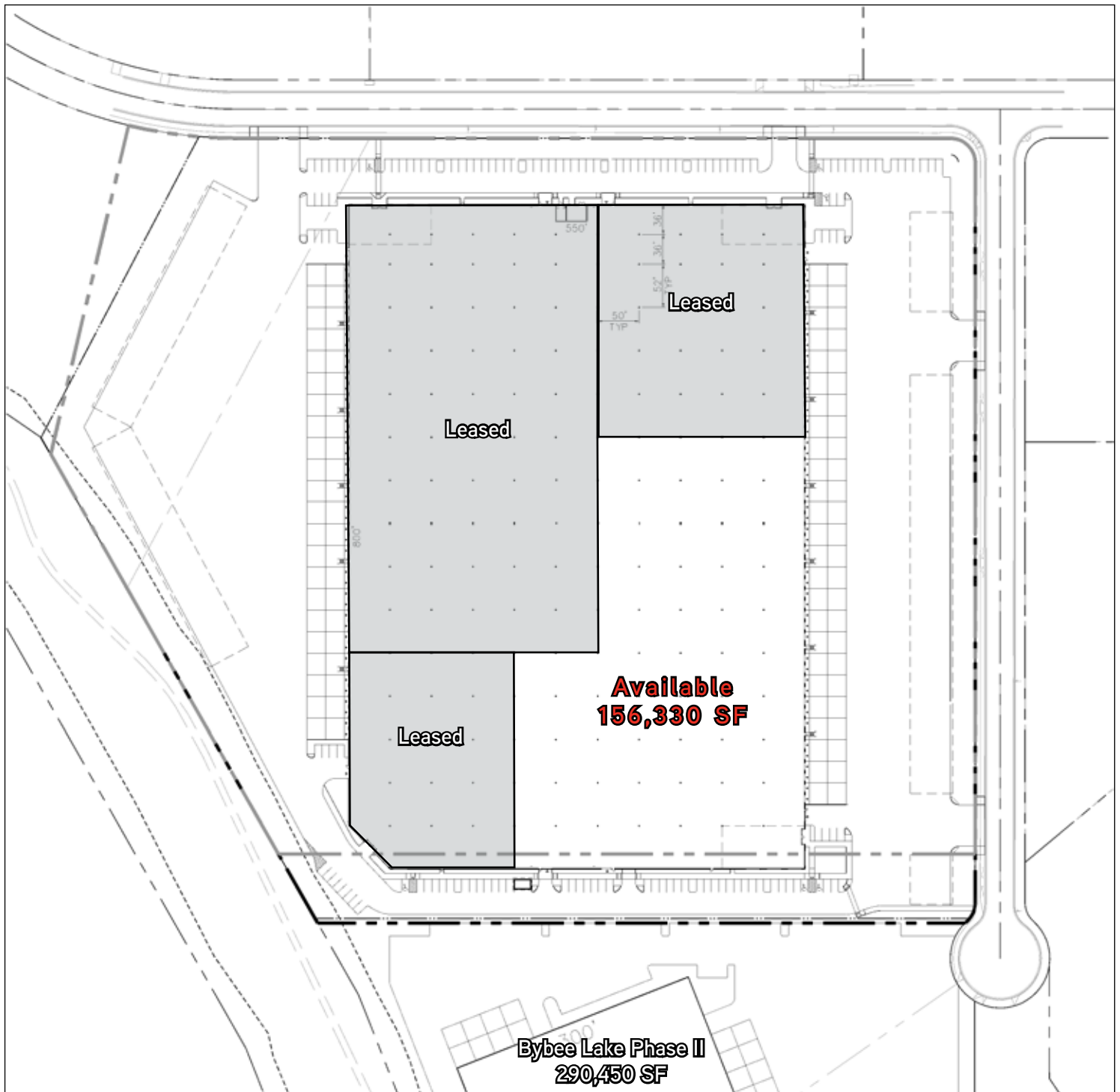
- › 156,330 SF
- › 5,040 SF office space
- › 30' clear height
- › 52' X 50' column spacing
- › 30 dock doors
- › 25 Rite Hite SV-VHL load levelers with swing arm trailer lights, seals and locks
- › 50' concrete dock aprons
- › 3 motorized grade doors
- › 25 trailer parking spaces with concrete dolly landing area
- › ESFR sprinkler system
- › 175' truck staging distance
- › 60+ car parking spaces
- › 6.5" slab with #5 bar @ 18" on center
- › 350 lbs/SF floor loading (dead load)
- › 20 foot candles @ 42" in racked area and 40 foot candles @ 42" in speed aisle
- › 6" sanitary sewer
- › R-19 roof insulation
- › OSB wood, open woven metal truss roof
- › 76 skylights
- › \$0.118/SF/mo estimated CAM charges
- › BNSF & UPSP intermodal rail loading at Terminal 6
- › Properties include Cambridge S-Series mechanical heating air circulation units (up to two air changes per hour)
- › 3.8 miles to I-5
- › 0.4 miles to Terminal 6



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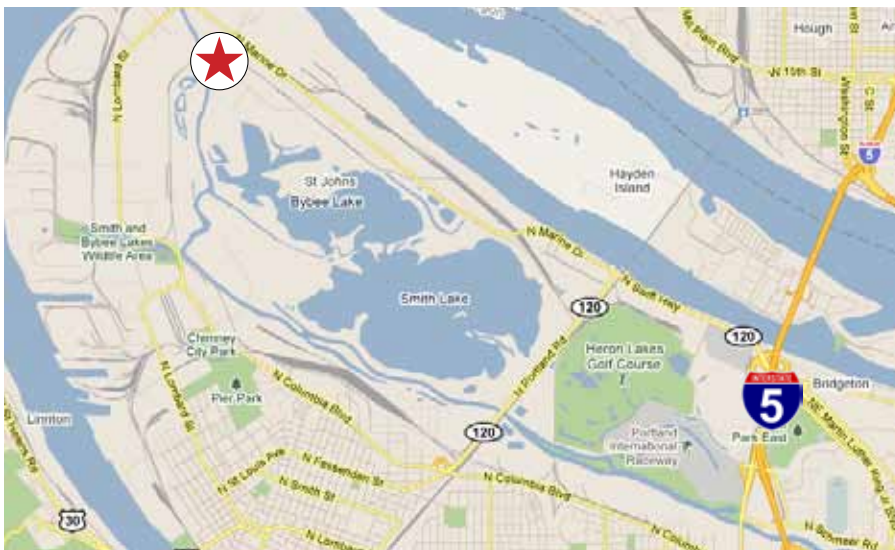


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Corporate Neighbors

- › Columbia Sportswear
- › Ford Motor Company
- › Georgia Pacific
- › Nordstrom
- › United Stationers
- › Expeditors International
- › Aaron's Rents
- › Owens Corning
- › Colgate-Palmolive

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