

FOR LEASE

Rivergate Heavy Industrial Facility

8823 N Harborage Street, Portland, OR
70,970 SF Heavy Industrial Facility



CONTACT

Scott Murphy
Senior Vice President, Partner | 503.221.2287 | smurphy@kiddermathews.com



FOR LEASE

8823 N Harborsgate Street

AERIAL



CONTACT

Scott Murphy
Senior Vice President, Partner
503.221.2287
smurphy@kiddermathews.com

TOTAL BLDG SIZE	OFFICE SF	LOADING DOCK/GRADE	CLEAR HEIGHT	LAND AREA
70,970	7,835	1D/7G	36'	222,156 SF



FOR LEASE

8823 N Harborgate Street

FEATURES

Property is a freestanding, modern heavy manufacturing facility with good location in the heart of the Rivergate industrial submarket

70,970 SF total building area

7,835 SF of high quality office area with an efficient layout

Warehouse area includes a 2,468 SF load bearing mezzanine area

5.1 acres (222,156 SF) site area including the ability for laydown yard and easy drive-around flow for trucks

Ample parking with over 100+ delineated parking spaces

Entire site is fenced and secured

Approximately 15,000 SF of warehouse is use for racked storage and has ceiling heights of 24'. The remainder of the warehouse has 35'-36' clear height

Built in 1997

Very efficient and modern bridge cranes throughout the three manufacturing bays. The cranes range in size from 10 to 30 ton. Hook heights average 27 feet.

Infrastructure put in to segregate warehouse into separate contained environments

IHh (Heavy Industrial) zoning per the City of Portland

Seven (7) oversized (20' x 20') grade level loading doors, one (1) dock level door

Drive-thru capacity

Well distributed 3,000 amps+, 480 volt power

Compressed airlines running throughout facility

High quality concrete-tilt up construction which has been well maintained since construction

Lease Rate: \$40,725/month, NNN (\$0.48/\$0.85)



CONTACT

Scott Murphy

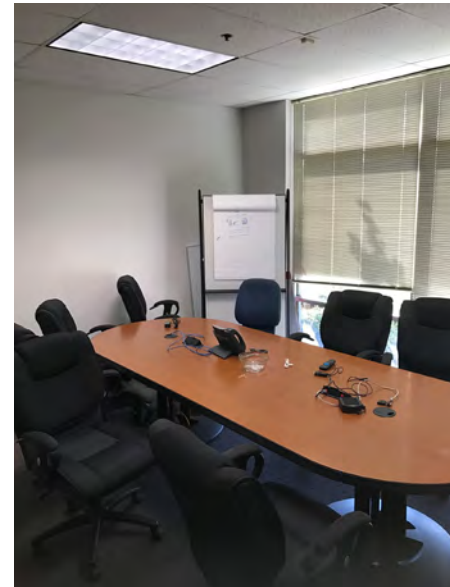
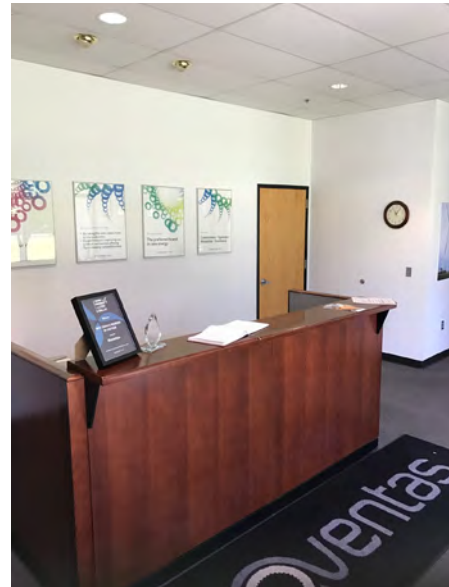
Senior Vice President, Partner
503.221.2287
smurphy@kiddermathews.com



FOR LEASE

8823 N Harborgate Street

FEATURES



CONTACT

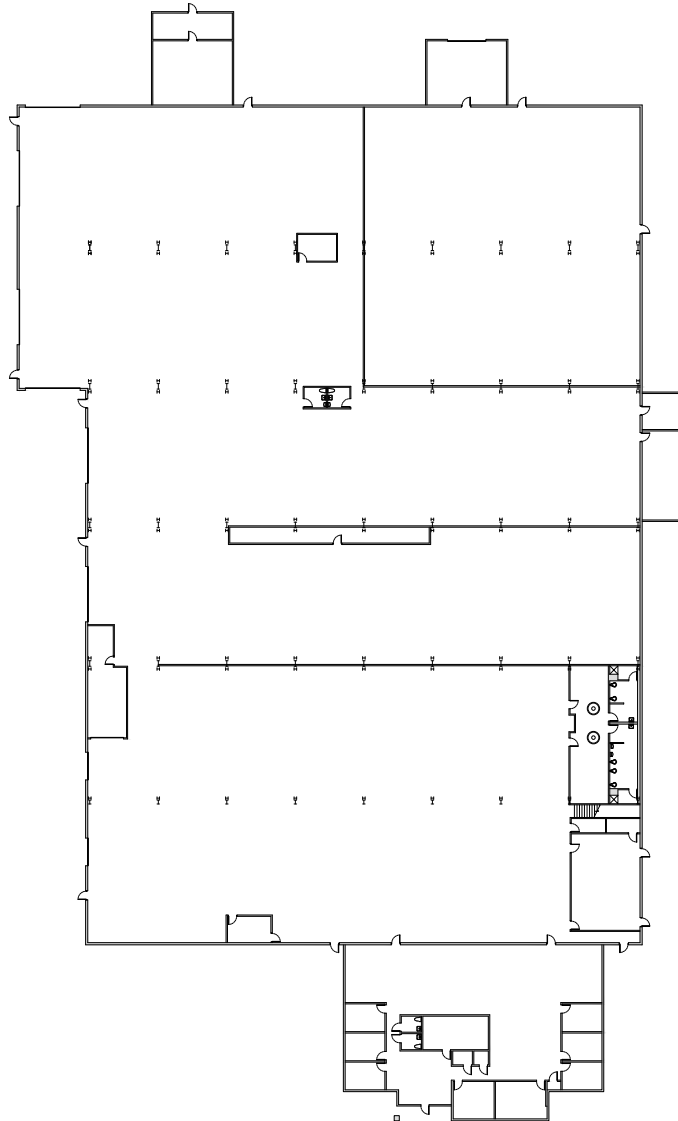
Scott Murphy
Senior Vice President, Partner
503.221.2287
smurphy@kiddermathews.com



FOR LEASE

8823 N Harborgate Street

FLOOR PLAN



CONTACT

Scott Murphy

Senior Vice President, Partner
503.221.2287
smurphy@kiddermathews.com



km Kidder
Mathews

FOR LEASE

8823 N Harborsgate Street

AERIAL PERSPECTIVE



CONTACT

Scott Murphy
Senior Vice President, Partner
503.221.2287
smurphy@kiddermathews.com

