

# Close-in NW Warehouse

3334 NW Luzon St / Portland, Oregon 97210

NW INDUSTRIAL SUBMARKET

**Lease Rate:  
\$0.55 / \$0.80, NNN**



## Property Highlights

- ±18,811 SF Shell with ±2,000 SF Office
- Rare gated & fenced truck court/parking/yard area
- 16' Clear Height
- Two dock doors - one lever
- One ramped drive-in door
- Wet sprinkler system
- Electrical service: 3-Phase 240V
- Natural wood beams and ceiling in warehouse
- Landlord to renovate office and warehouse with new carpet, paint, lighting, doors, and ADA restrooms
- Building exterior to be painted Spring 2017

Owned & Managed by:



**HARSCH**  
INVESTMENT  
PROPERTIES  
WWW.HARSCH.COM

### Aaron Watt

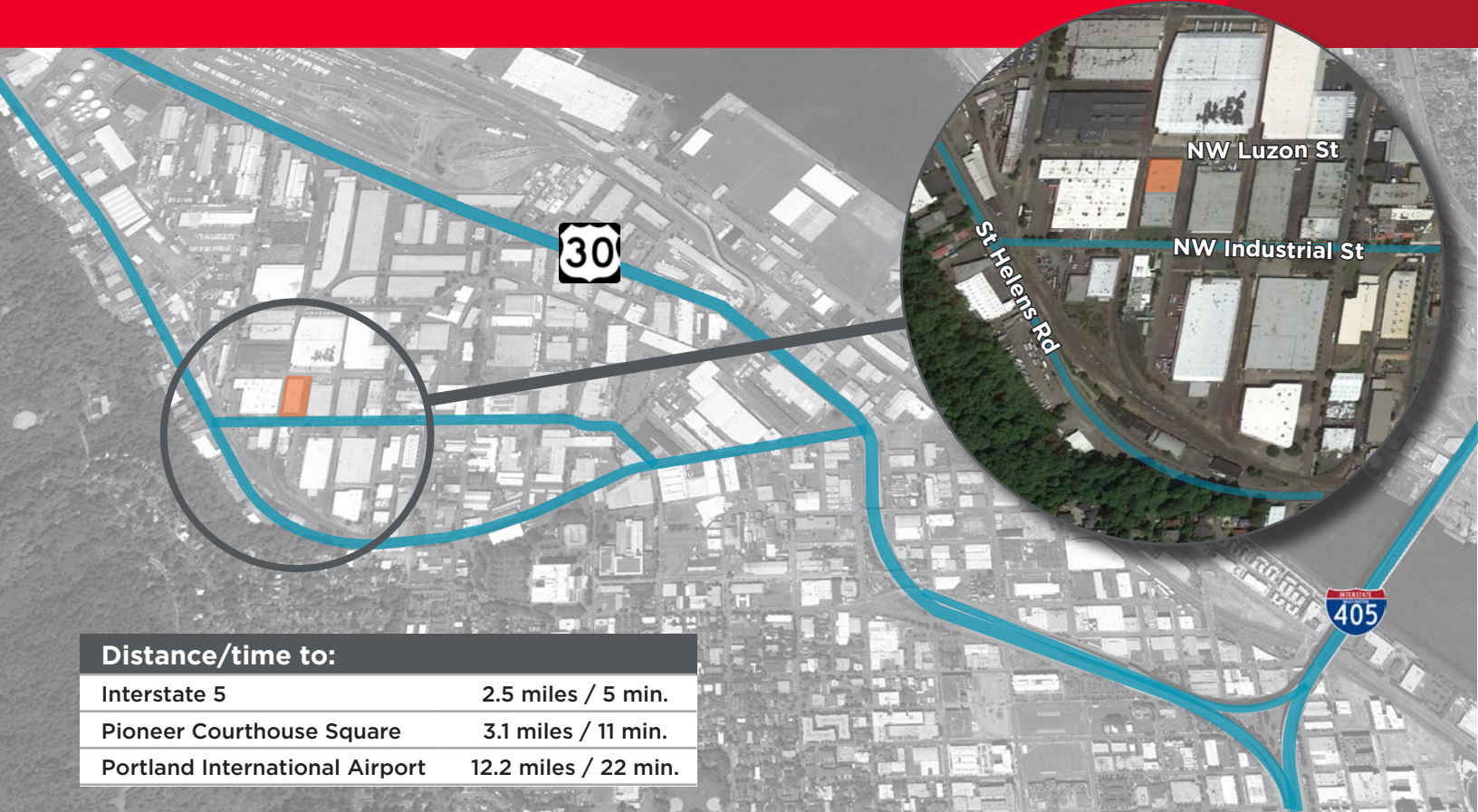
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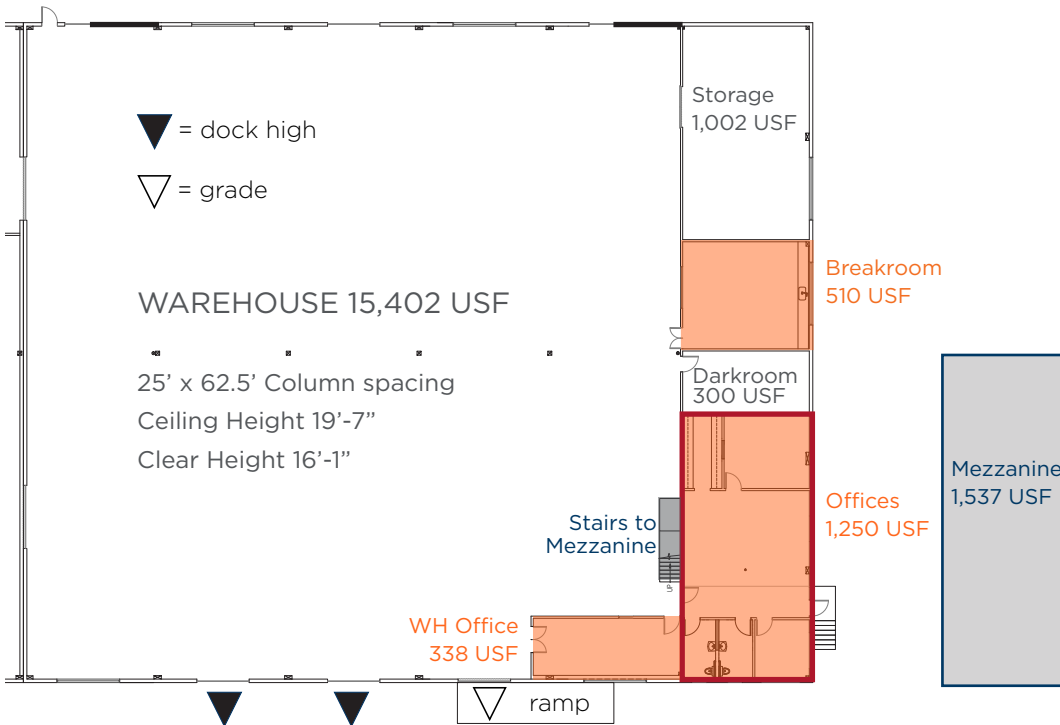
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**Distance/time to:**

Interstate 5	2.5 miles / 5 min.
Pioneer Courthouse Square	3.1 miles / 11 min.
Portland International Airport	12.2 miles / 22 min.

## Floor Plan



## Contacts

**Aaron Watt**

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