

3135 NW Industrial Street

Portland, OR 97210

VIEW PROPERTY VIDEO



Colliers

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**15,600 - 46,800 SF
FOR LEASE**



Additional features

- Concrete tilt-up construction
- Fully fenced site creates secured yard area for truck staging, auto parking, or outside storage
- Great curb appeal and two access points on NW Industrial and NW Luzon
- Excellent corporate neighborhood
- Heavy Industrial zoning allows for a variety of uses
- Minutes from downtown and the Interstate 5
- New R-30 insulated roof & new paint in 2023

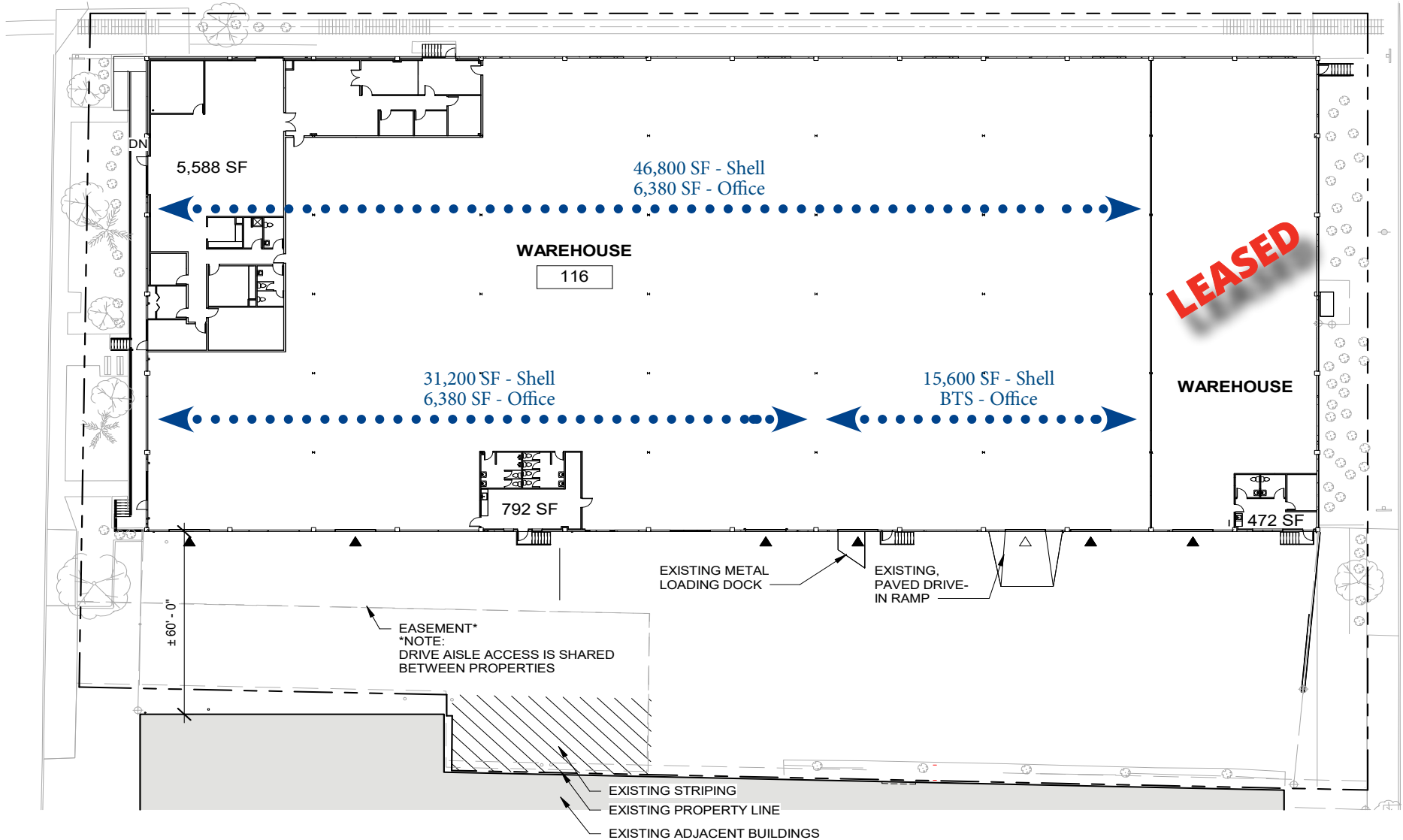
Premises Highlights

- 46,800 SF of total available space inclusive of 6,380 SF of office area, divisible to 15,600 SF
- 22' clear height
- 5 dock-high doors
- 1 grade level door
- Fully sprinklered building
- 25' x 26' column spacing
- 800 amps, 208 volt of 3-Phase Power
- Motion sensing LED lighting in warehouse
- Ideal for showroom with high ceilings and large meeting rooms
- AVAILABLE NOW





Building Plan



Guilds Lake Submarket

Centered in Guilds Lake, a NW Portland submarket home to household-name industrial Tenants, 3135 NW Industrial offers immediate proximity to the Interstate 405 and Interstate 5, allowing for easy access to the most critical distribution network on the west coast. With downtown just minutes away and heavy industrial zoning allowing for a variety of uses, this unique submarket has proven to be one of the most desired in the region. The nearby labor pool is educated and skilled with retail and employee support services at arms reach.

Contact brokers for further information







Corporate Neighbors





13 MILES
PDX INT'L AIRPORT



14 MILES
DOWNTOWN PORTLAND



12 MILES
PORT OF PORTLAND



25 MILES
DOWNTOWN VANCOUVER



2.2 MILES
INTERSTATE 5



8 MILES
INTERSTATE 205



Portland MSA

Distances



An aerial photograph of an industrial park. In the foreground, a large, single-story industrial building with a light-colored, flat roof and tan-colored walls is prominent. To its left is another large building with a similar roof. Behind these, several other industrial structures of varying sizes are visible, along with extensive parking lots filled with cars and trucks. The background shows more industrial buildings and some trees with autumn foliage. The right side of the image is overlaid with a dark blue gradient containing white text.

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