



FOR LEASE

Columbia Gateway

13636 N Columbia Blvd, Portland, Oregon 97203

 [CLICK HERE TO VIEW PROPERTY VIDEO](#)

Broker Bonus: \$1/PSF!

For leases signed before 03/31/2026

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Industrial Warehouse

13636 N COLUMBIA BLVD, PORTLAND, OR

Lease Opportunity | ±40,233 SF

Centered in the Rivergate submarket which encompasses North Portland and portions of Inner Northeast Portland.

FOR LEASE
CALL BROKER FOR RATE

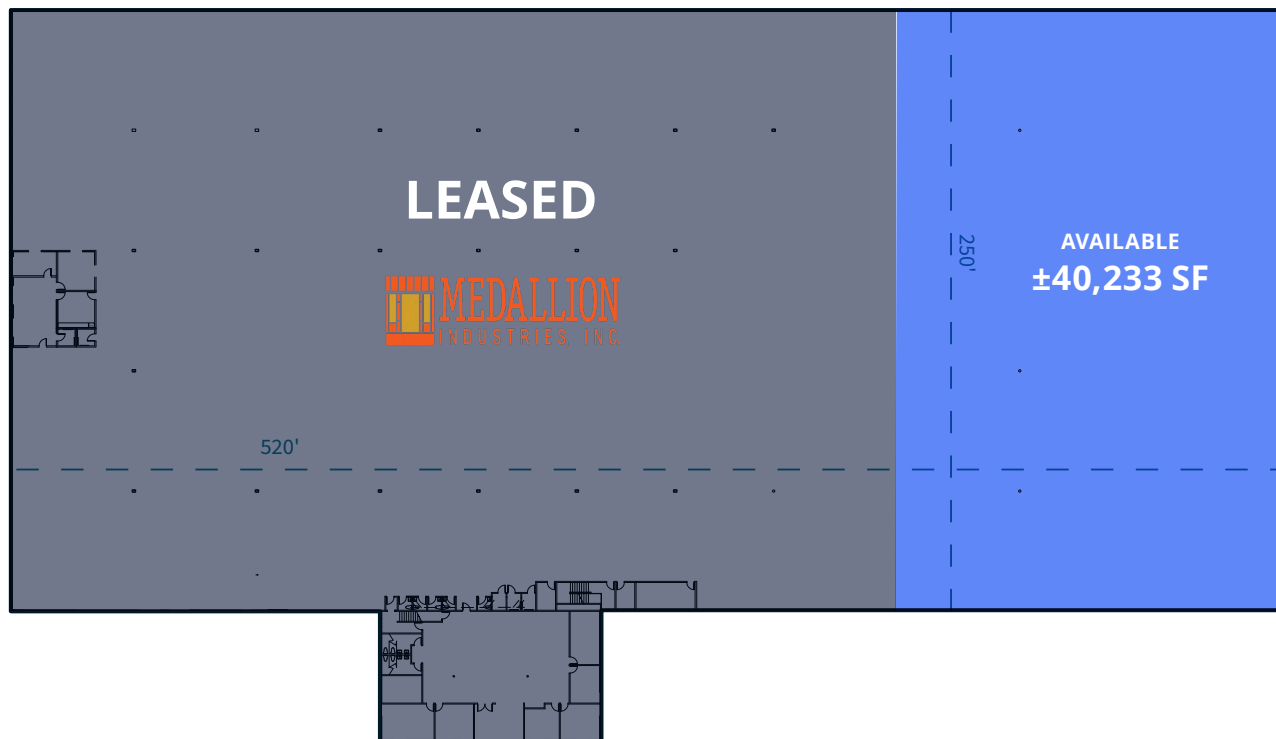
The Rivergate Submarket

The Rivergate Industrial District is a premier logistics hub in Portland, strategically located near the convergence of the Columbia and Willamette Rivers, offering direct access to marine terminals, rail services, and major highways, making it a vital gateway for international trade and distribution in the Pacific Northwest. Rivergate is home to a wide range of industrial tenants—from logistics and distribution companies to manufacturers and supply chain operators—forming a vibrant hub that drives regional commerce

Property Details

Available SF	±40,233 SF of total space inclusive of new office area
Warehouse SF	±38,250
Office SF	±1,983
Construction	Concrete tilt-up
Ceiling Height	22' with skylights throughout
Dock Doors	5
Grade Doors	1
HVAC	Forced air furnaces throughout warehouse
Power	Up to 600 amps, 480V, 3-phase power
Fire Suppression	Wet system
Column Spacing	50' x 50' column spacing
Yard	Approximately 32,840 SF (0.75 AC)
Security	Gated entrances
Auto Parking	Above standard auto parking (0.80/1,000 SF)
Trailer Parking	±15 trailer stalls potentially available
Zoning	Heavy Industrial zoning allows for a wide variety of uses
Other	Close proximity and easy access to I-5 freeway

Floor Plan



Recent Landlord Improvements

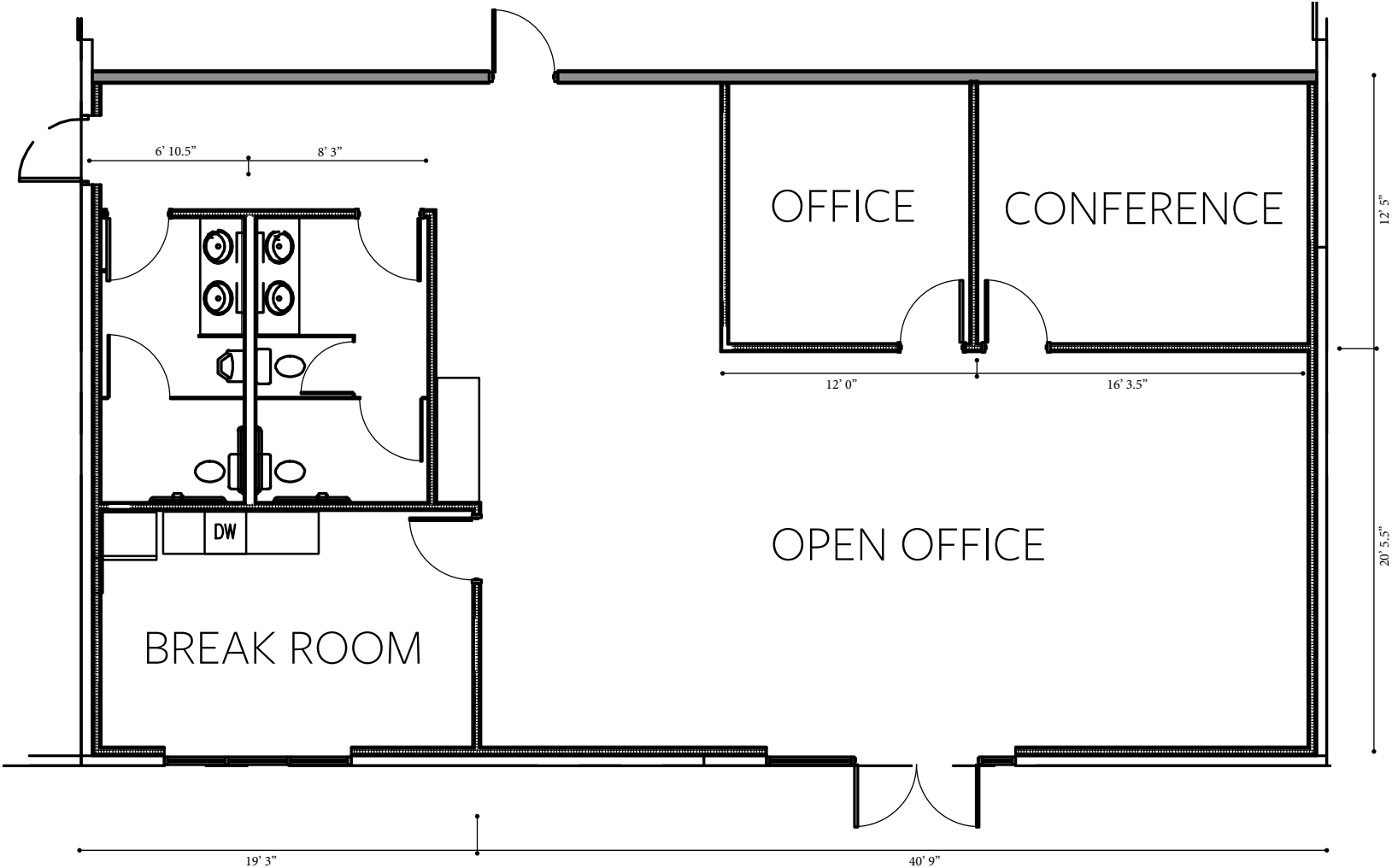
- Spec office completed
- Exterior paint
- Parking lot paving
- Added two (2) new dock doors
- LED lighting in warehouse
- Landscape upgrades
- New monument sign

±40,233
square feet
available

Office Plan



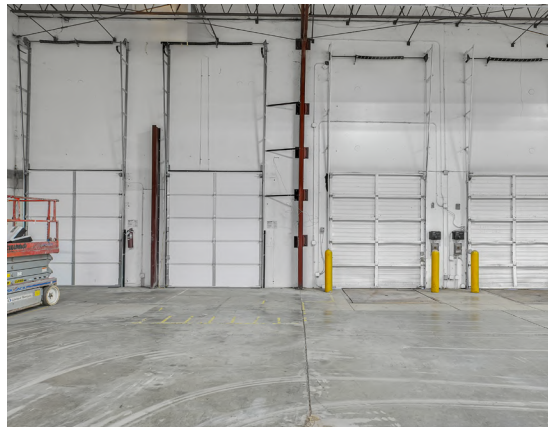
1,983 SF



Building Photos



Interior Photos: Warehouse and New Spec Office



Corporate Neighbors

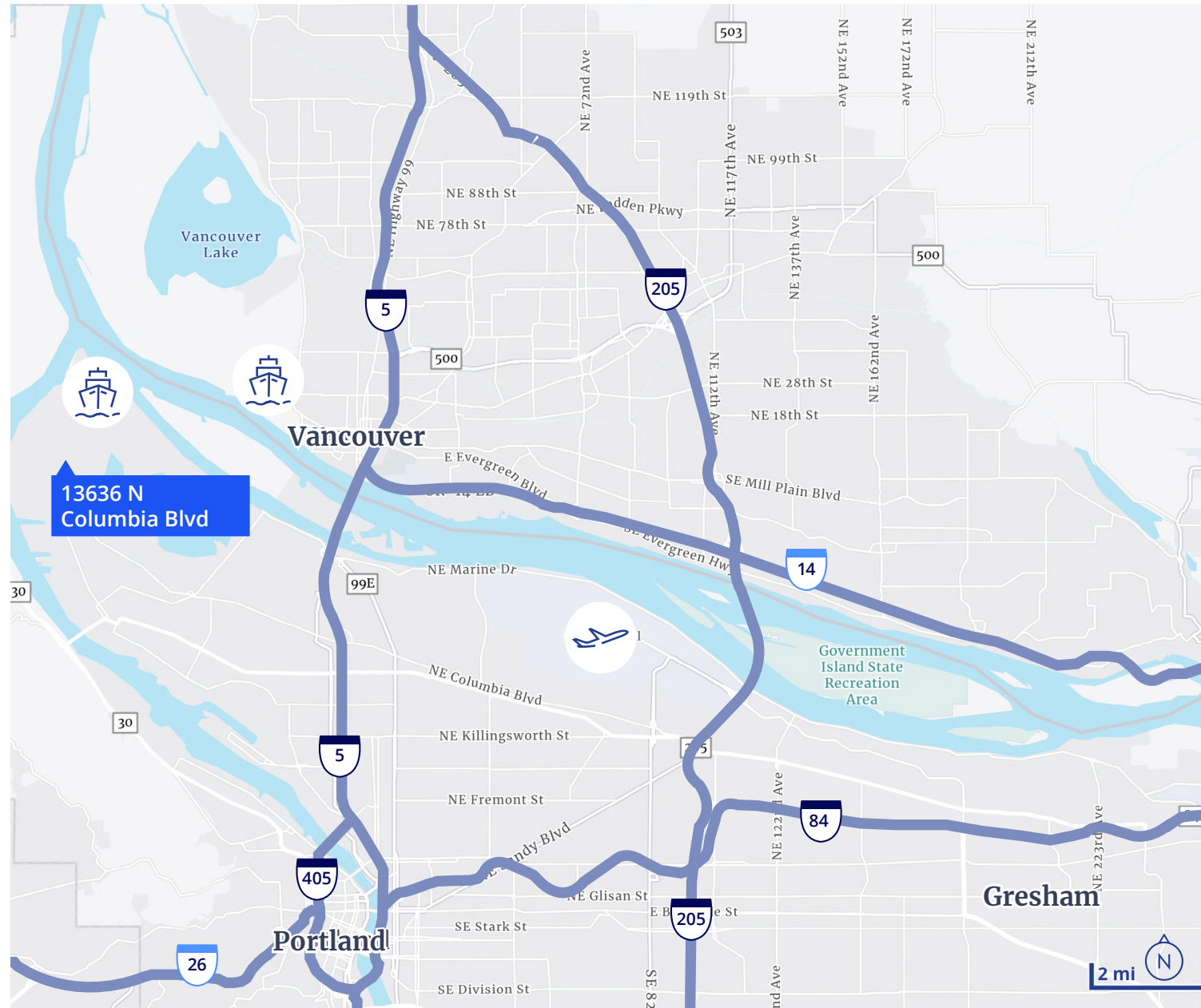


Area Map



Driving Distances

Port of Portland Terminal 6	2 miles
Downtown Portland	9 miles
Interstate 5	5.6 miles
Interstate 84	10.7 miles
Interstate 205	11.4 miles
Downtown Vancouver	7.9 miles
Portland Airport	9.5 miles
Port of Vancouver	10.8 miles



For more information, contact:

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