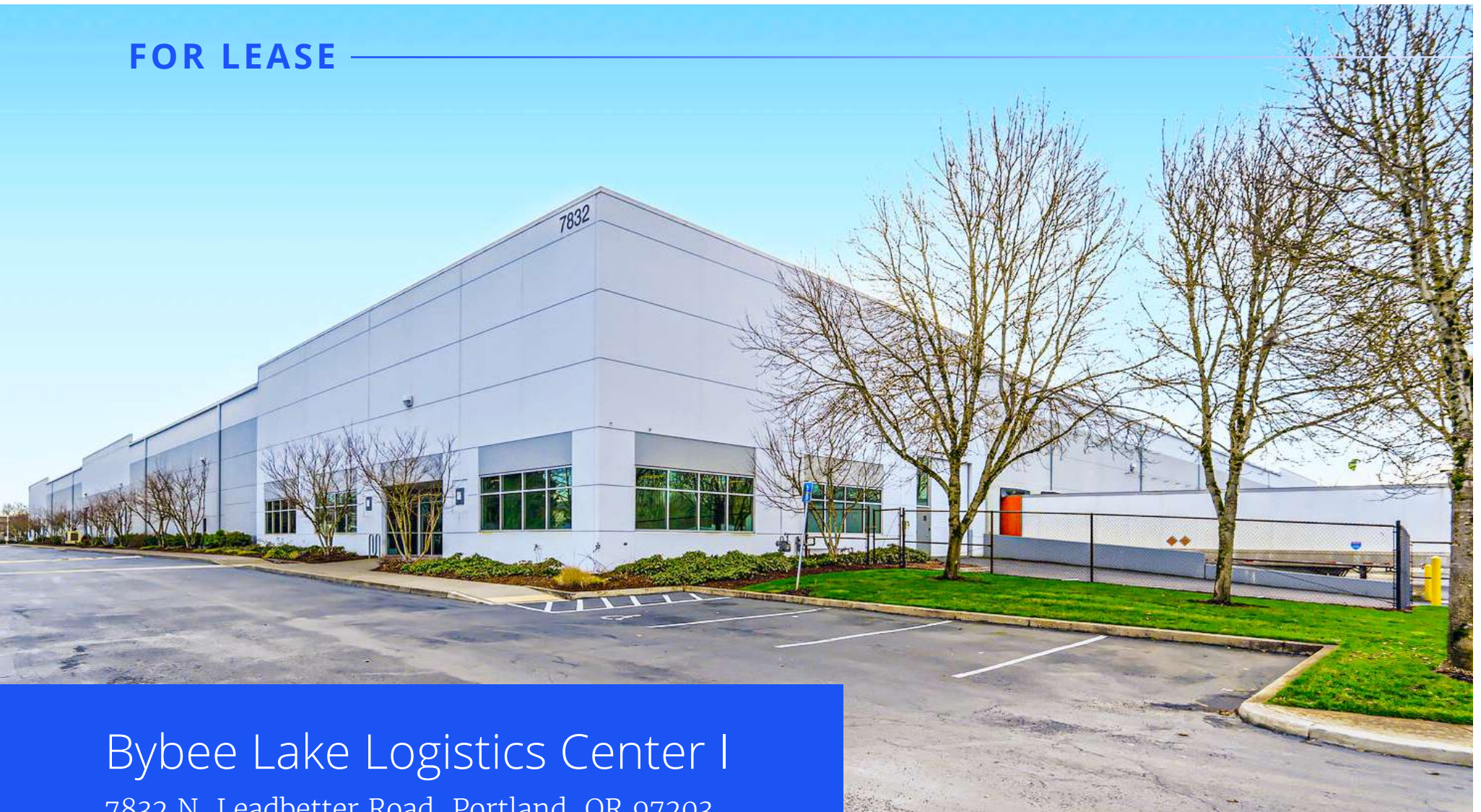


FOR LEASE



Bybee Lake Logistics Center I

7832 N. Leadbetter Road, Portland, OR 97203

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Bybee Lake Logistics Center I

7832 N. LEADBETTER RD, PORTLAND, OR

Leasing Opportunity | ±130,800 SF Industrial Space Available

Distribution/Logistics/Warehousing

Located in the Rivergate submarket

FOR LEASE

Call Brokers for Pricing

Rivergate Location:

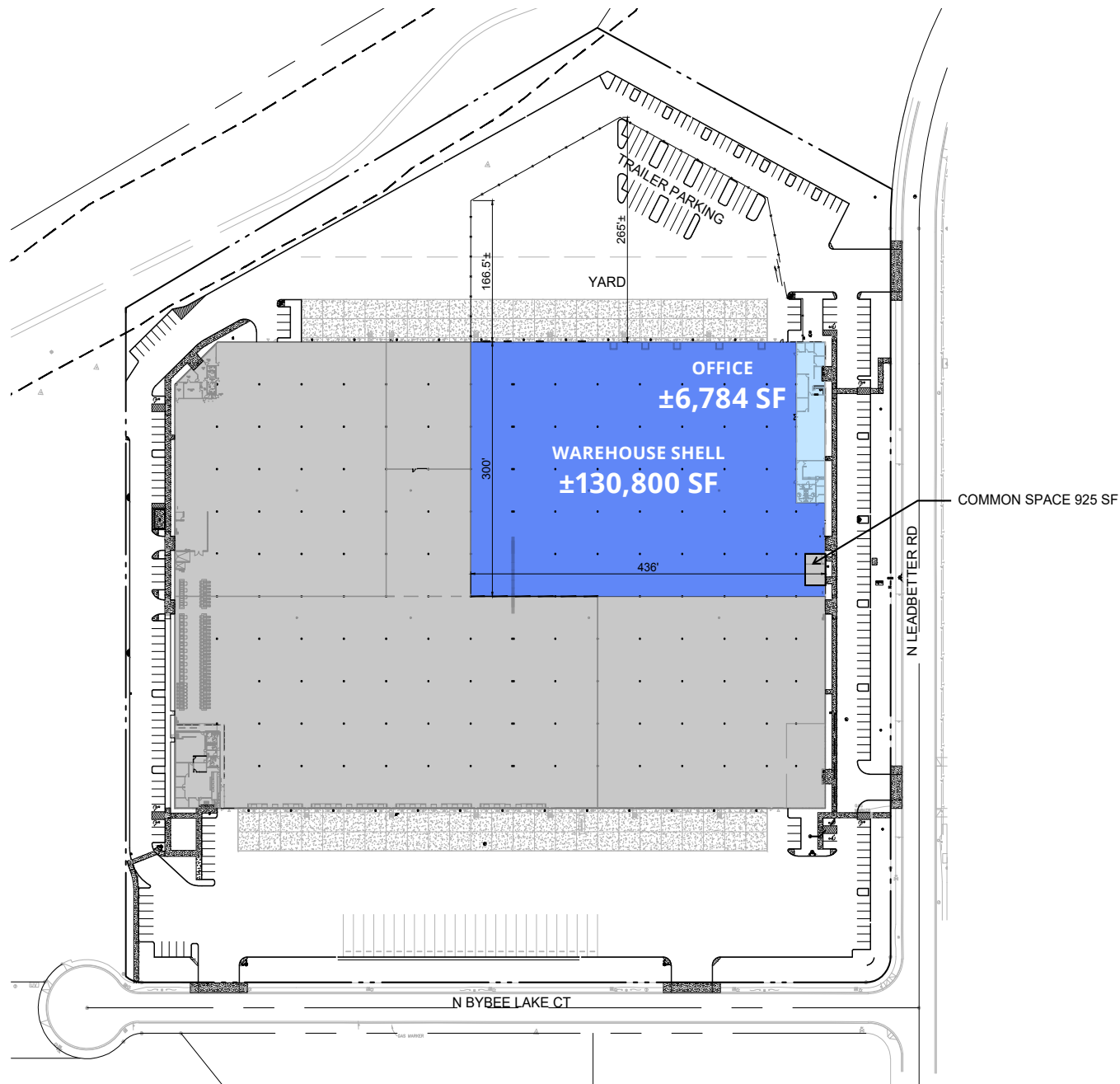
Bybee Lake Logistics Center offers the opportunity to operate within one of the Northwest’s most strategically connected industrial corridors, directly adjacent to the Port of Portland’s Terminal 6. The property provides exceptional access to marine shipping, Class I rail service, and major transportation corridors, providing seamless connectivity throughout the Northwest and beyond.

Surrounded by major corporate occupiers including Daimler Trucks, Amazon, FedEx, Owens Corning, Columbia Sportswear, and Subaru of America, Bybee Lake benefits from a deep local labor pool and a well-established network of industrial support services that have grown alongside the area’s strong concentration of logistics and manufacturing users.

Property Details

Total Building SF	±438,750
Available Space	±130,800
Warehouse SF	±124,016
Office SF	±6,784 SF finished office space that features five private offices and an open bullpen, quiet room, conference room, and controller room
Construction	Concrete tilt-up
Building Class	A
Clear Height	30'
Dock Doors	24 dock doors with 4 in-pit levelers
Grade Doors	1 oversized grade level door
Power	±1,000 amp, 3-phase
Fire Suppression	ESFR, currently approved for high pile tire storage
Column Spacing	50' x 52'
Floor Slab	6.5" #4 bar @ 18" on center
Floor PSI	350 lbs/sf (dead load)
Flooring	6" reinforced concrete
Trailer Parking	23 trailer stalls
Economic Incentives	Located within an Enterprise Zone
Lighting	Skylights and 20' candles @ 42"
Availability	TBD

Floor Plan

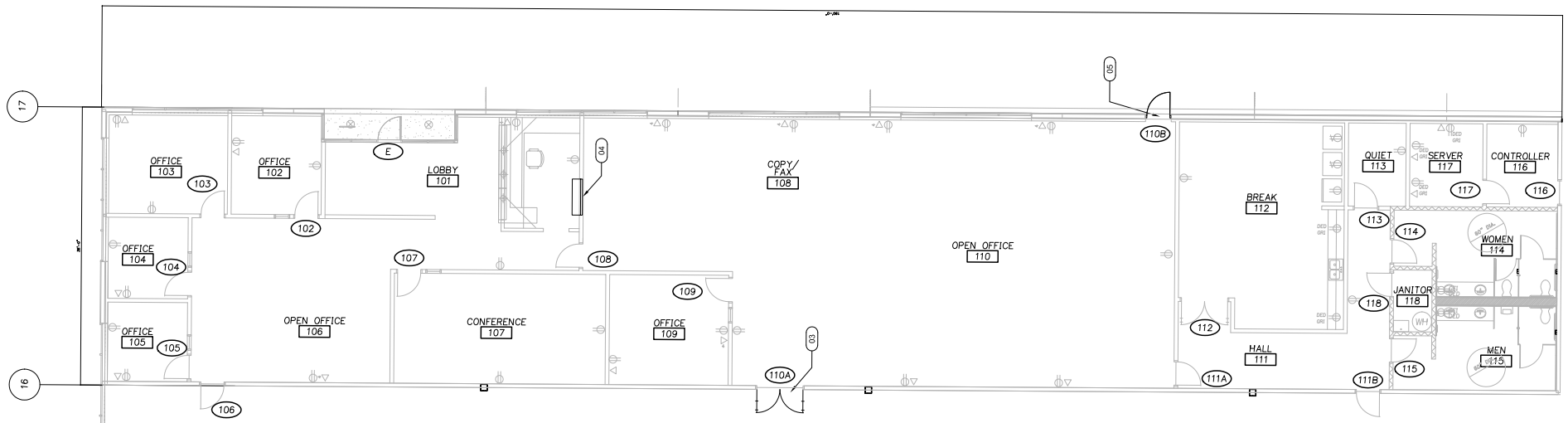


Property Features

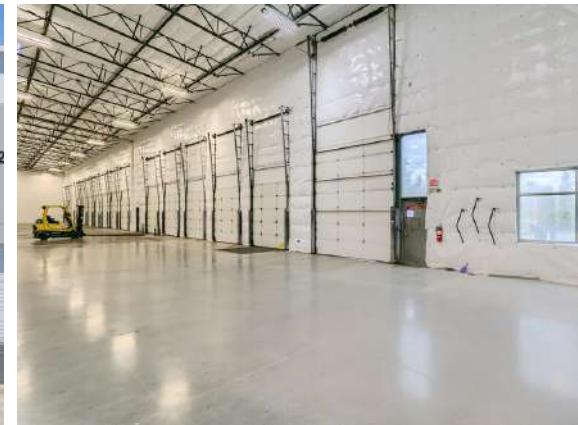
- Gated and secured
- Well-maintained and professionally managed building
- Trailer stalls available
- Flexible Heavy Industrial (IH) zoning allows for a wide variety of industrial uses

±130,800
square feet
available

Suite A Office Plan



Building Photos

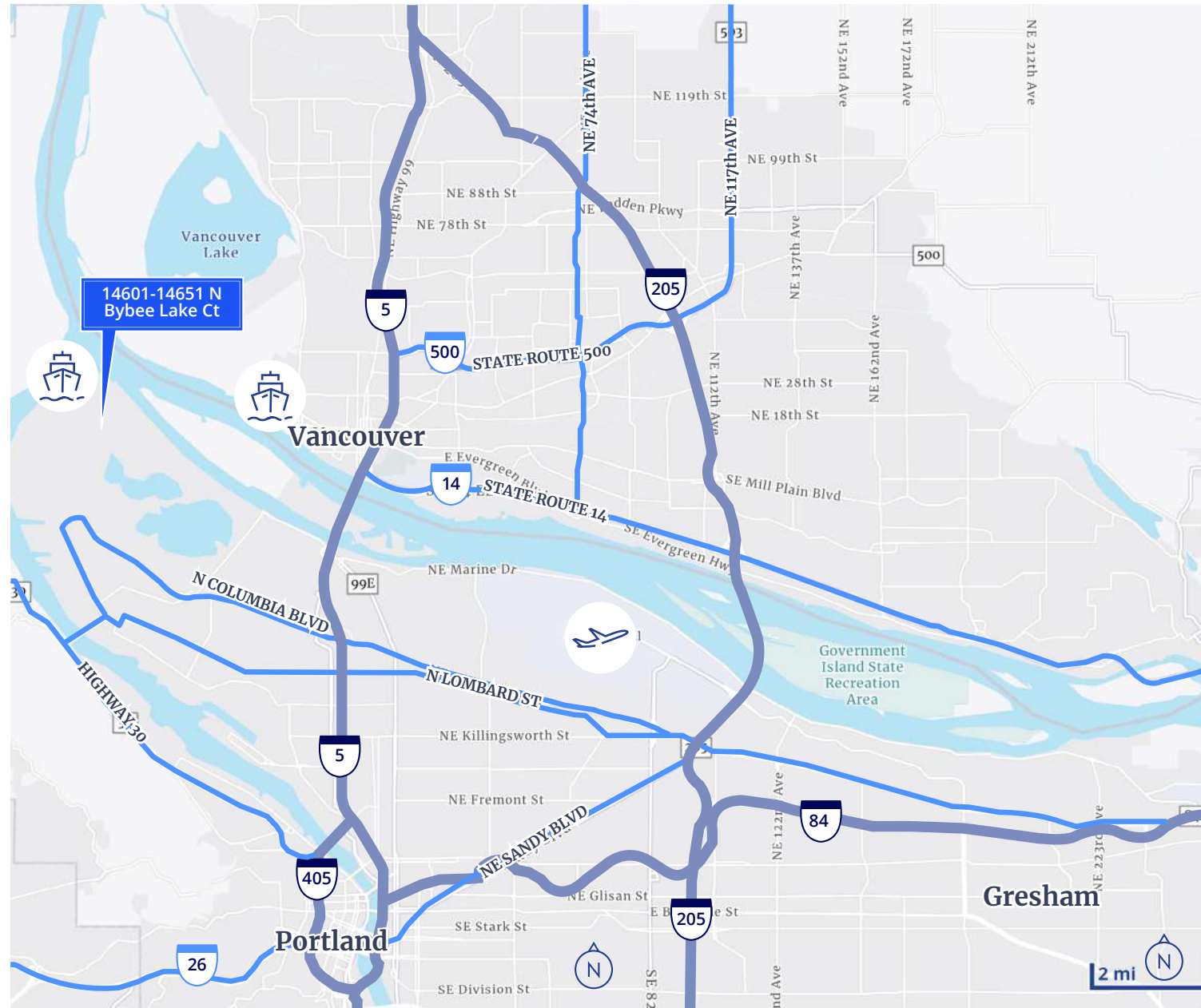


Area Map



Driving Distances

Port of Portland	0.2 miles
Interstate 5	2 miles
Interstate 405	8.7 miles
Interstate 84	10.8 miles
Downtown Portland	10.9 miles
Portland Airport	11.3 miles
Tacoma	141 miles
Seattle	171 miles



Corporate Neighbors



For more information, contact:

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