

Columbia Gateway

13636 N Columbia Blvd, Portland, Oregon 97203



CLICK HERE TO VIEW PROPERTY VIDEO

UNDER NEW OWNERSHIP

CONTACTS

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FOR LEASE
40,233 SF



Additional features

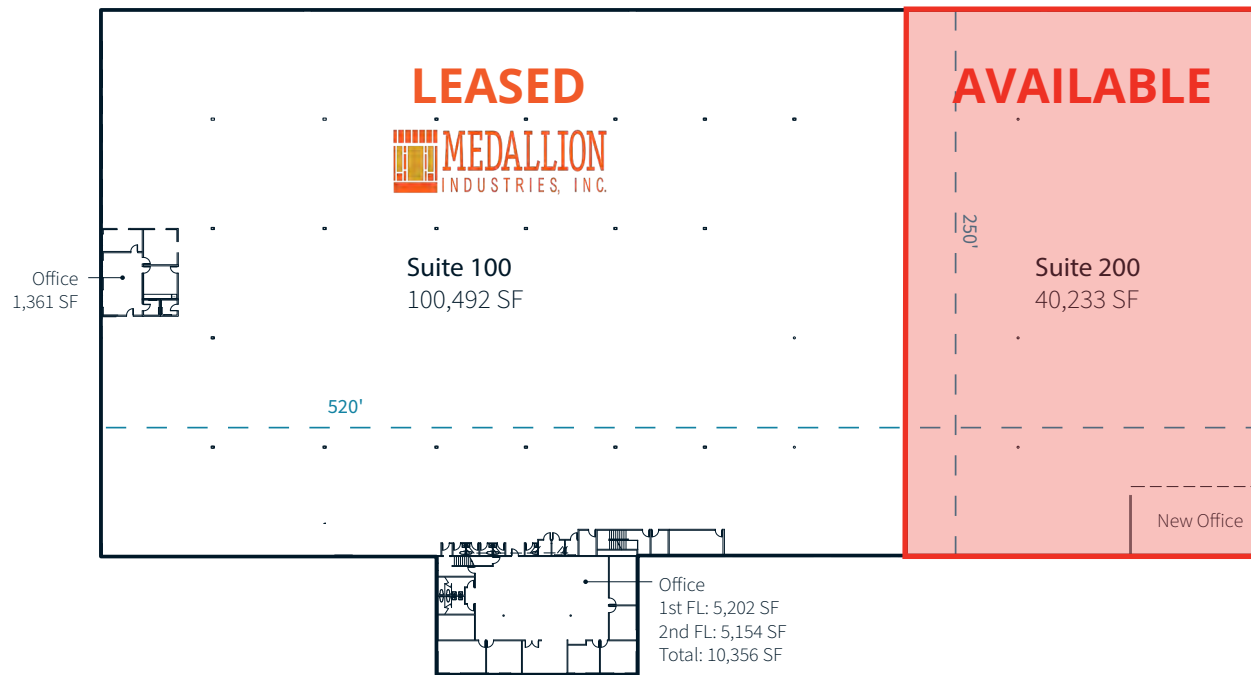
- Built in 1990
- Concrete tilt-up construction
- Quality building with attractive street-front visibility
- Above standard trailer and car parking
- Superior corporate neighborhood
- Close proximity and easy access to I-5 freeway
- Multiple ingress and egress points
- UP and BNSF rail less than a mile away
- Gated entrances

Property Highlights

- 40,233 SF of total space inclusive of spec office area
- Yard area available
- Ownership has prepared spec office drawings
- 22' clear height with skylights throughout
- 3 dock doors (with ability to add more)
- 1 grade level door
- Wet sprinkler system
- 50' x 50' column spacing
- 600 amps, 480V, 3-phase power
- Heavy Industrial (IH) zoning allows for a variety of uses
- Ample parking and/or ability for fenced/secured yard



Building Plan



Demised Tenant Plan

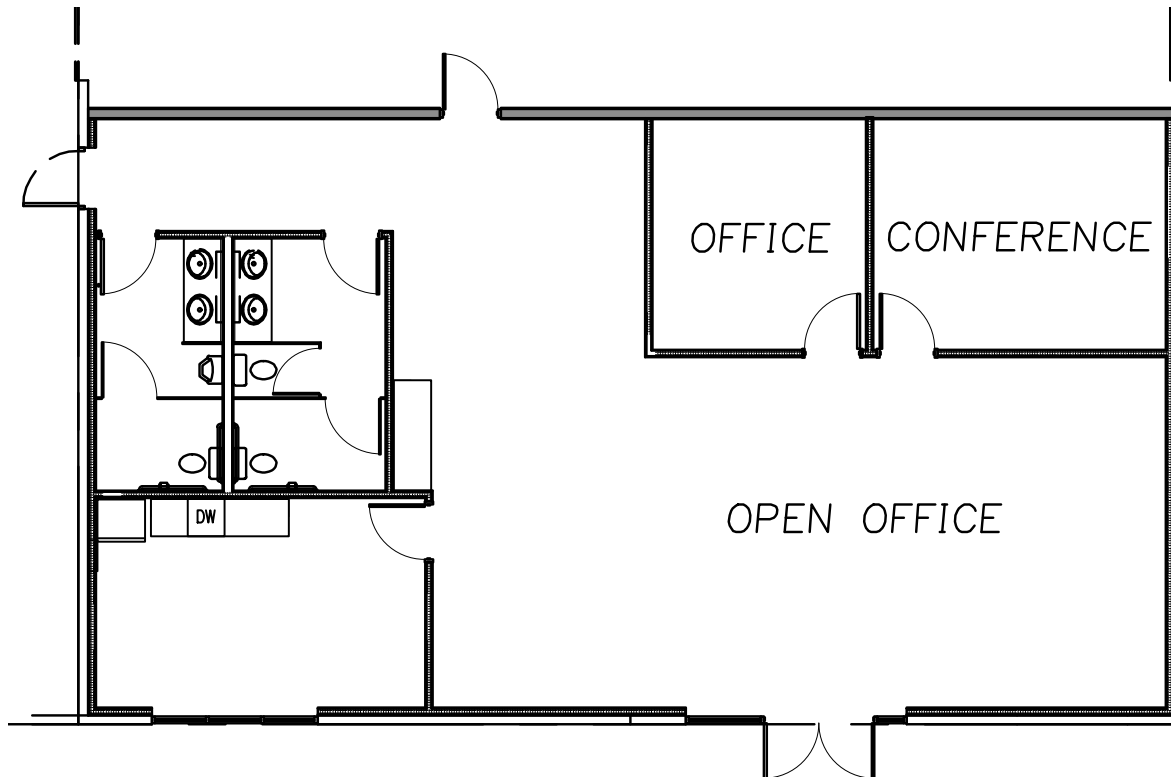
Click
to view
spec office
360°



Office Plan



First Floor Office Plan



Building Rendering





Yard Area



Capital Plan

New ownership completed the following improvements in 2024:

- Exterior paint
- Parking lot paving
- Landscape upgrades
- Speculative office drawing prepared for Suite 200
- High bay LED lighting upgrades (to be completed)

Contact brokers for additional information





Corporate Neighbors





13 MILES
PDX AIRPORT



13 MILES
DOWNTOWN PORTLAND



0.2 MILES
PORT OF PORTLAND



6.6 MILES
INTERSTATE 5



14 MILES
INTERSTATE 205



8 MILES
HIGHWAY 14



Portland MSA

Distances



13636 N
COLUMBIA BLVD

ENTERPRISE ZONE INFO



FOREIGN TRADE ZONE INFO



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