

FOR LEASE

For Lease

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# Industrial Warehouse

3135 NW Industrial Street, Portland, OR 97210

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# Guild's Lake Warehouse

3135 NW INDUSTRIAL ST, PORTLAND, OR

Lease Opportunity | ±15,600 - 46,800 SF

Centered in the Guilds Lake submarket, a designated Industrial Sanctuary

**FOR LEASE**

**CALL BROKER FOR RATE**

## Location Details:

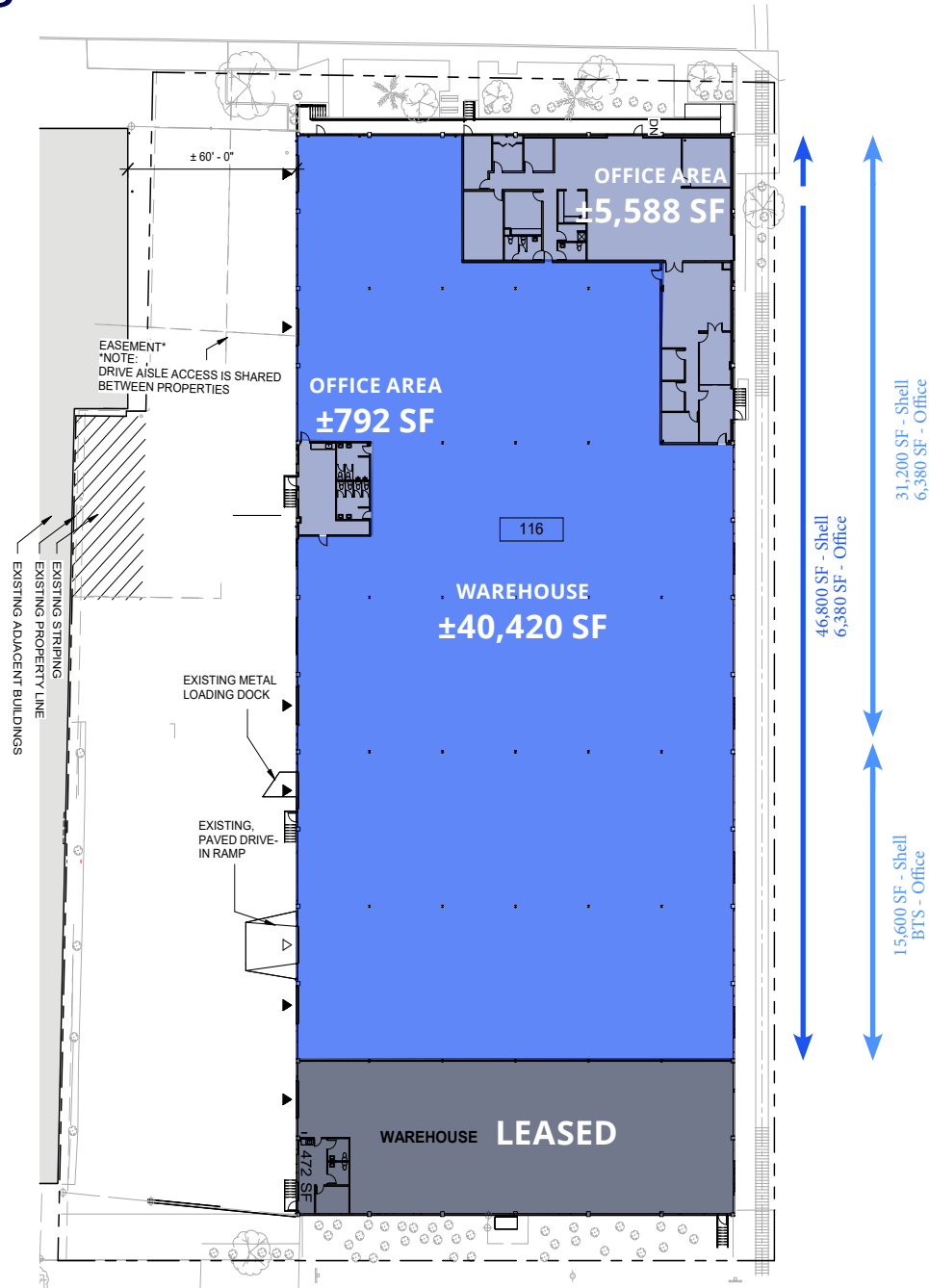
3135 NW Industrial Street offers an exceptional opportunity to secure industrial space in one of Portland's most sought-after submarkets. Located in the heart of the Guilds Lake Industrial Sanctuary, this property provides unbeatable access to I-5, I-405, US-30, and the Port of Portland, ensuring seamless regional and national distribution.

With direct routes for trucks and proximity to major rail lines, 3135 NW Industrial St is perfectly positioned for logistics, warehousing, and manufacturing operations. The surrounding area connects quickly to Portland's densely populated neighborhoods - including the Pearl District and NW Portland - enabling quick last-mile access to urban markets.

## Property Details

|                     |                                                                                                 |
|---------------------|-------------------------------------------------------------------------------------------------|
| Total Building SF   | ±54,600                                                                                         |
| Available Space SF  | ±15,600 - 46,800                                                                                |
| Warehouse SF        | ±40,420                                                                                         |
| Office SF           | ±6,380 with open office area, private offices and storage room                                  |
| Acreage             | 1.97 acres                                                                                      |
| Construction        | Concrete tilt-up                                                                                |
| Ceiling Height      | 22'                                                                                             |
| Column Spacing      | 25' x 26'                                                                                       |
| Dock Doors          | 5                                                                                               |
| Grade Doors         | 1                                                                                               |
| Power               | 800 amps, 208 volt of 3-phase                                                                   |
| Fire Suppression    | Fully sprinklered                                                                               |
| Lighting            | Motion sensing LED lighting in warehouse                                                        |
| Recent Improvements | New R-30 insulated roof & new paint in 2023                                                     |
| Zoning              | (IH) Heavy Industrial                                                                           |
| Yard                | Fully fenced site creates secured yard area for truck staging, auto parking, or outside storage |
| Parking             | 0.46/1,000 SF                                                                                   |
| Other               | Ideal for showroom with high ceilings and large meeting rooms                                   |

# Building Plan

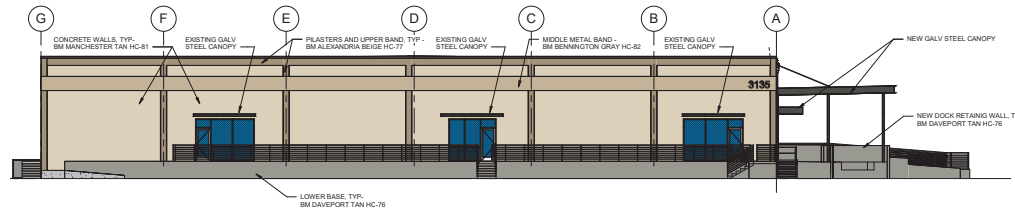


## Property Features

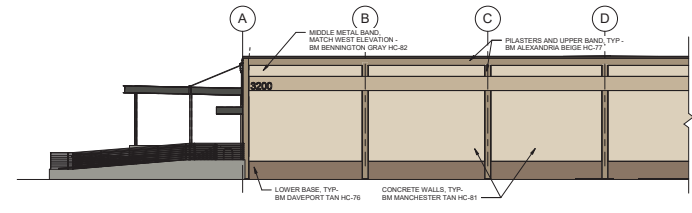
- Concrete tilt-up construction
- Multiple ingress and egress points
- Minutes from downtown and Interstate 5
- Excellent corporate neighborhood
- I-H zoning allows for a wide variety of heavy industrial uses

**±46,800**  
square feet  
available

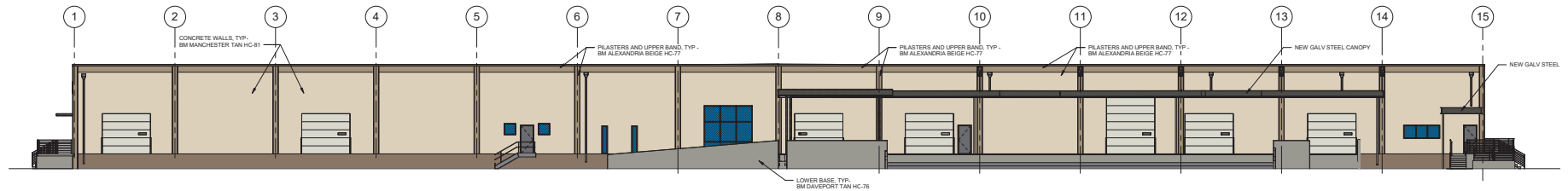
# Building Plan with Proposed Angled Dock



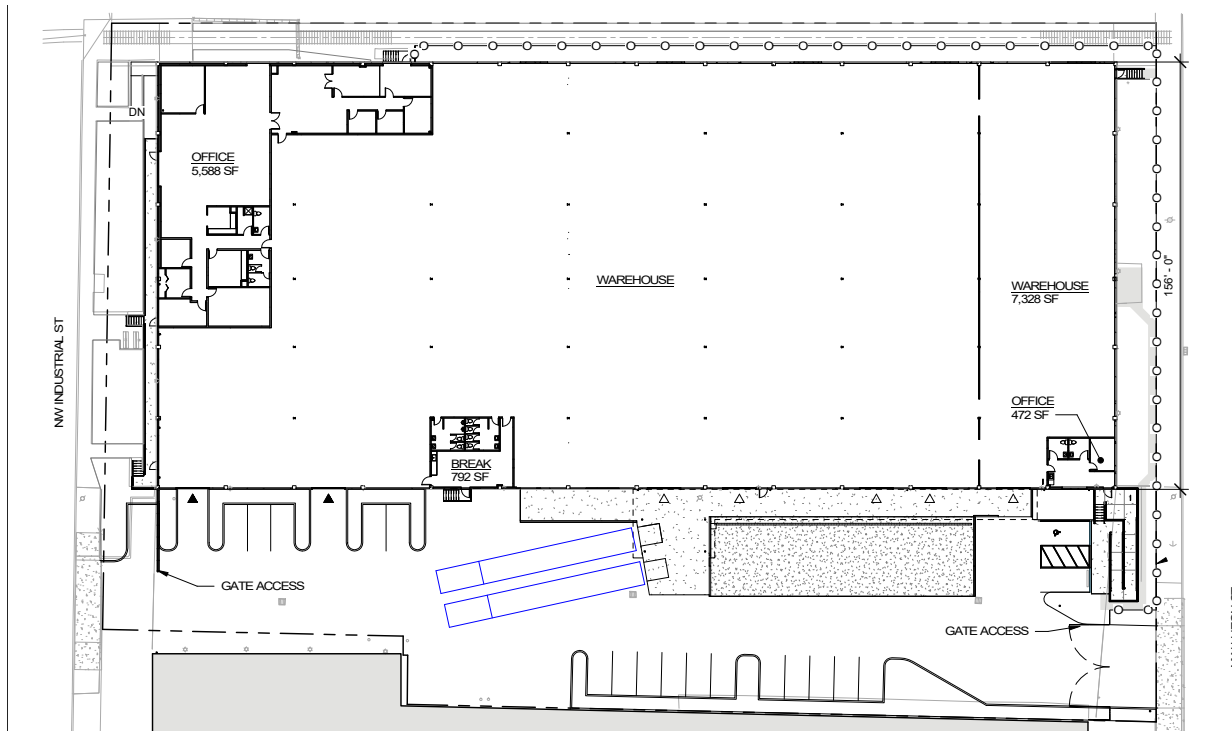
2 SOUTH ELEVATION  
ARC-27 3/32" = 1'-0"



3 NORTH ELEVATION  
ARC-28 3/32" = 1'-0"



1 EAST ELEVATION  
ARC-29 3/32" = 1'-0"



# Area Map



## Driving Distances

Interstate 405 1.5 miles

Downtown Portland 3.0 miles

Interstate 5 2.5 miles

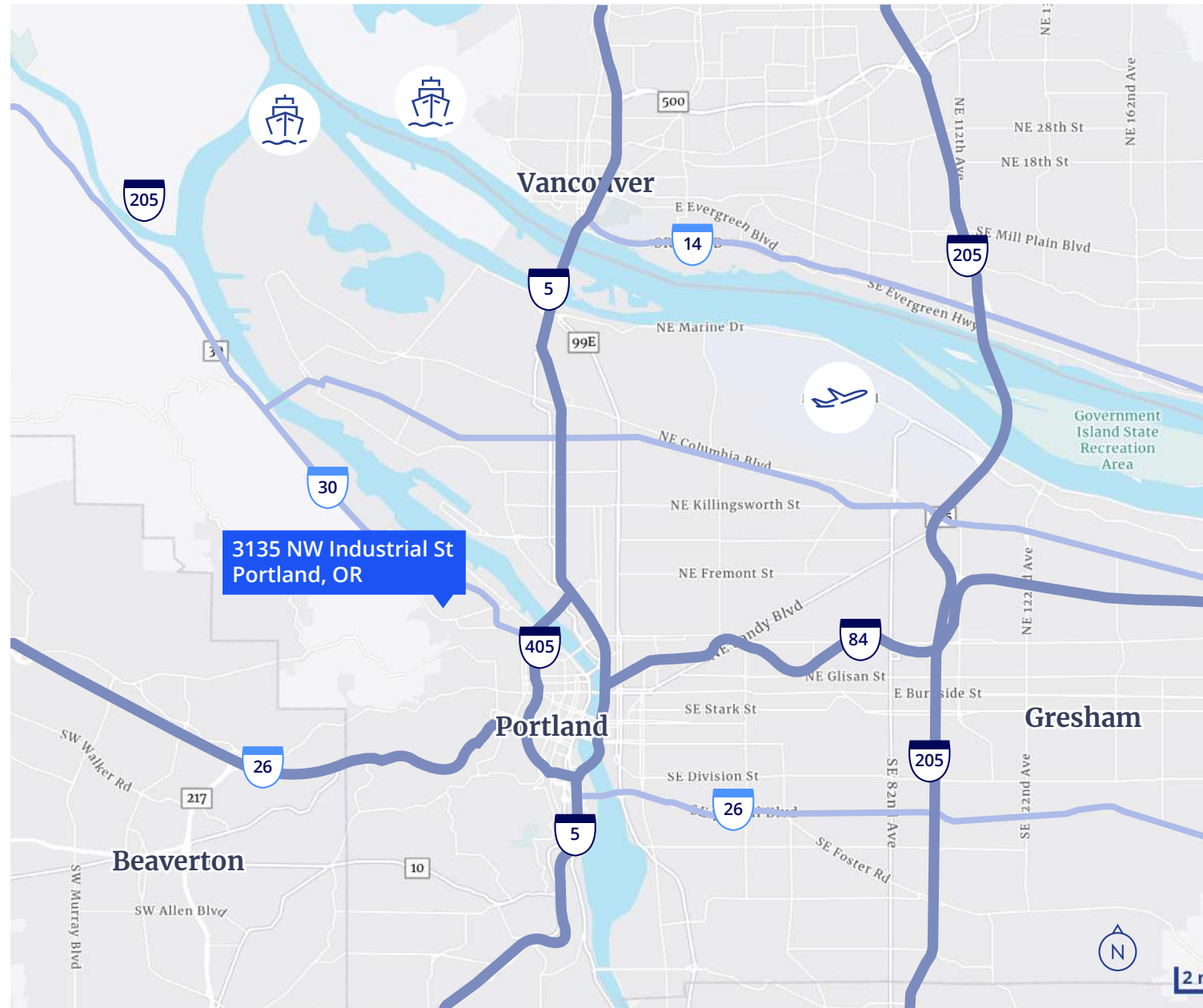
Interstate 84 3.6 miles

Port of Portland 10.0 miles

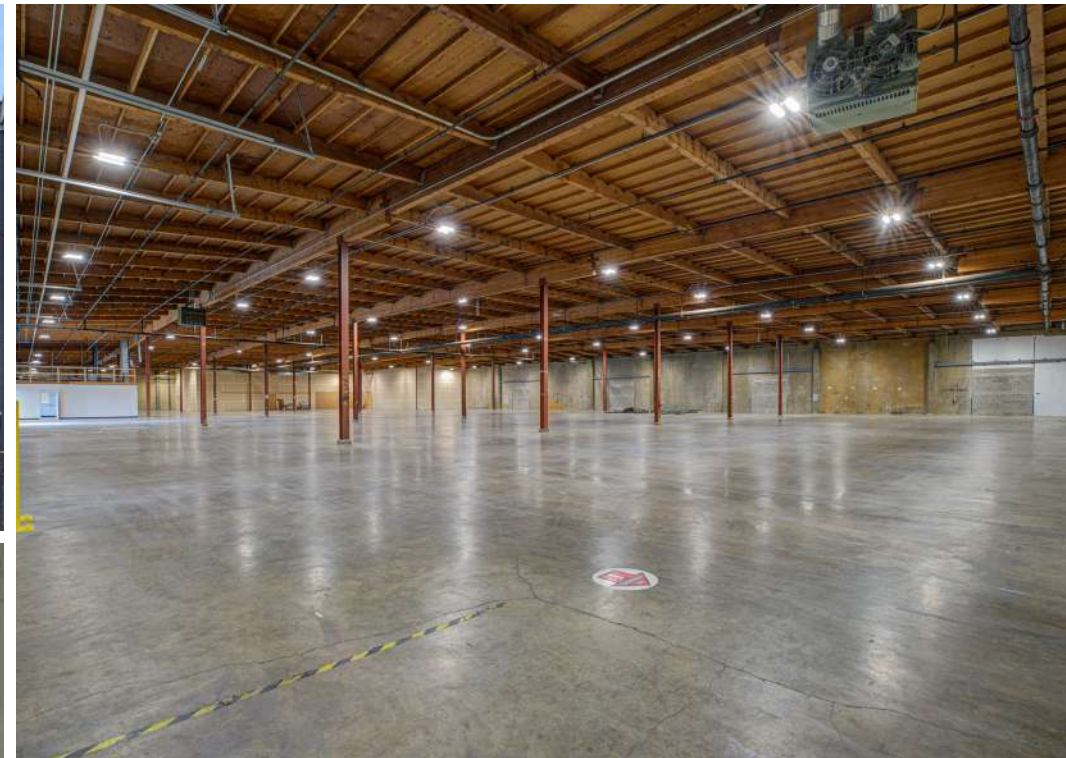
Downtown Vancouver 9.0 miles

PDX Airport 10.4 miles

Interstate 205 8.4 miles



# Building Photos



# Corporate Neighbors & Accessibility



For more information, contact:

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