

Columbia Gateway

13636 N Columbia Blvd, Portland, Oregon 97203



[VIEW PROPERTY VIDEO](#)



UNDER NEW OWNERSHIP



CONTACTS

JERRY MATSON, SIOR, MBA
Vice Chairman
Direct: 503-499-0077
jerry.matson@colliers.com

BRIAN YOAKUM, SIOR
Senior Vice President
Direct: 503-499-0070
brian.yoakum@colliers.com

TOM KNECHT, SIOR
Vice President
Direct: 503-499-0069
tom.knecht@colliers.com

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

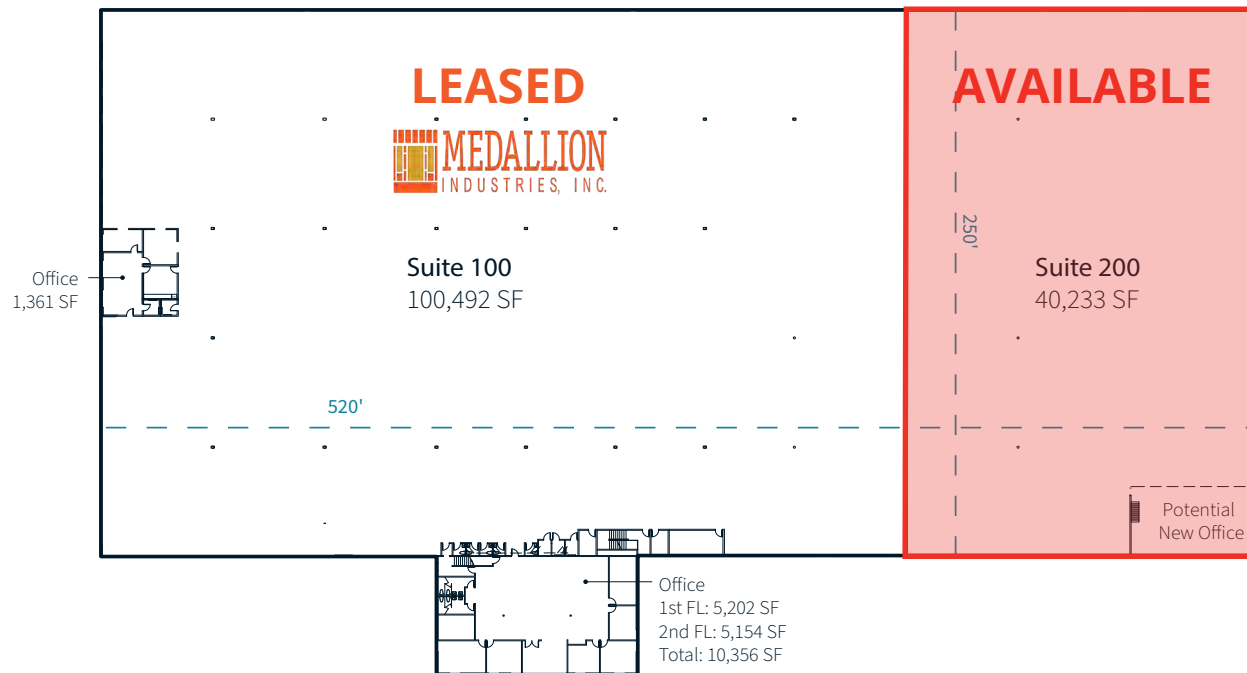
- 40,233 SF of total space inclusive of spec office area
- Yard area available
- Ownership has prepared spec office drawings
- 22' clear height with skylights throughout
- 3 dock doors (with ability to add more)
- 1 grade level door
- Wet sprinkler system
- 50' x 50' column spacing
- 600 amps, 480V,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



Building Plan



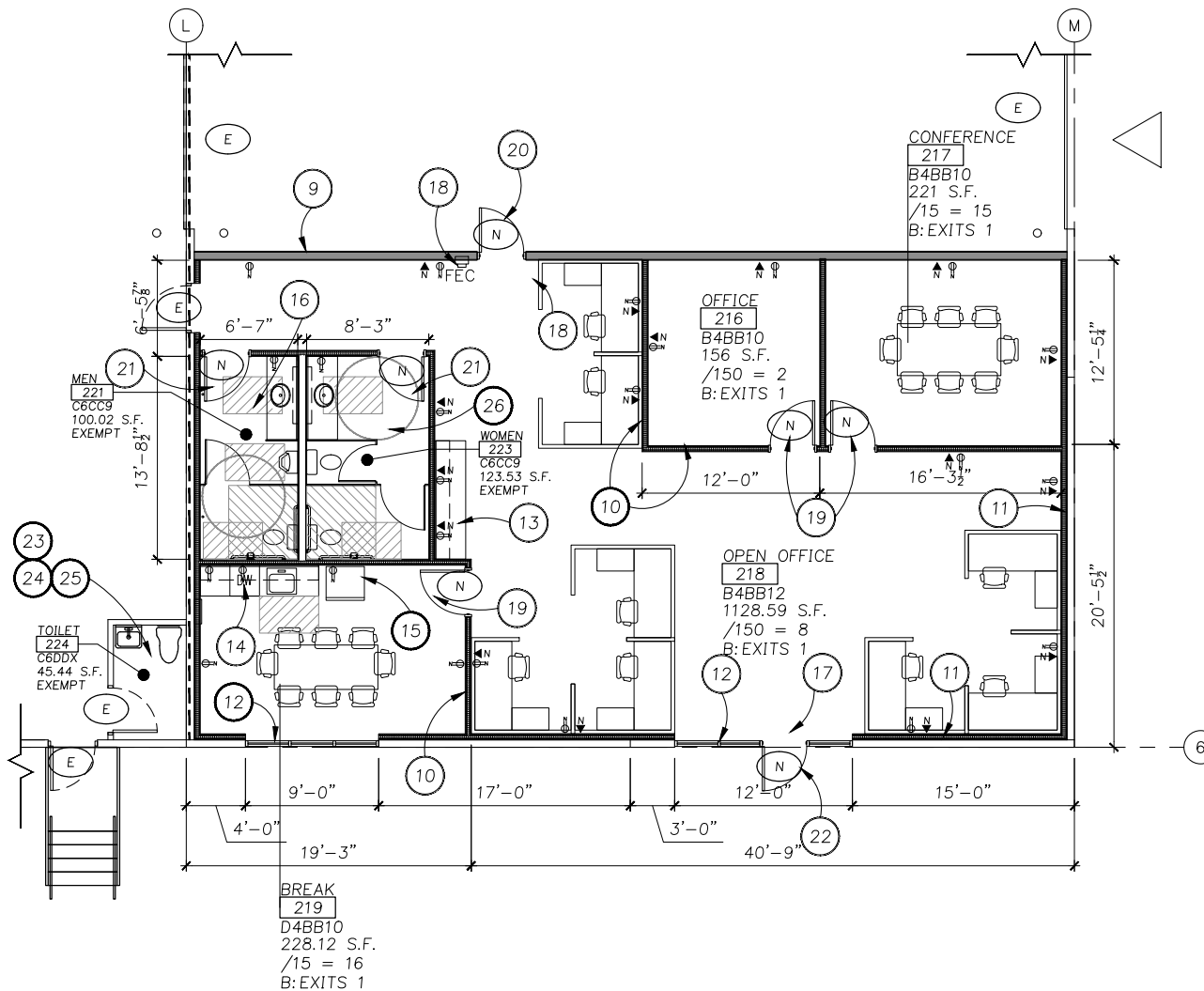
Demised Tenant Plan



Office Plan



First Floor Office Plan





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



851 SW 6th Avenue
Suite 1200
Portland, OR 97204
P: +1 (503) 223-3123
colliers.com

Jerry Matson, SIOR, MBA

Vice Chairman
+1 503 499 0077
jerry.matson@colliers.com

Brian Yoakum, SIOR

Senior Vice President
+1 503 499 0070
brian.yoakum@colliers.com

Tom Knecht, SIOR

Vice President
+1 503 499 0069
tom.knecht@colliers.com

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