

FOR LEASE
Class A Cross-Dock Building

Cameron Distribution Center

16913 NE Cameron Blvd., Portland, OR 97230

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Accelerating success.

Northeast Portland Distribution Center

16913 NE CAMERON BLVD, PORTLAND

Leasing Opportunity | ±153,007 SF Industrial Space Available

Distribution/Logistics/Warehousing

Centrally located in the Airport Way/East Columbia Corridor submarket.

FOR LEASE

Call Brokers for Pricing

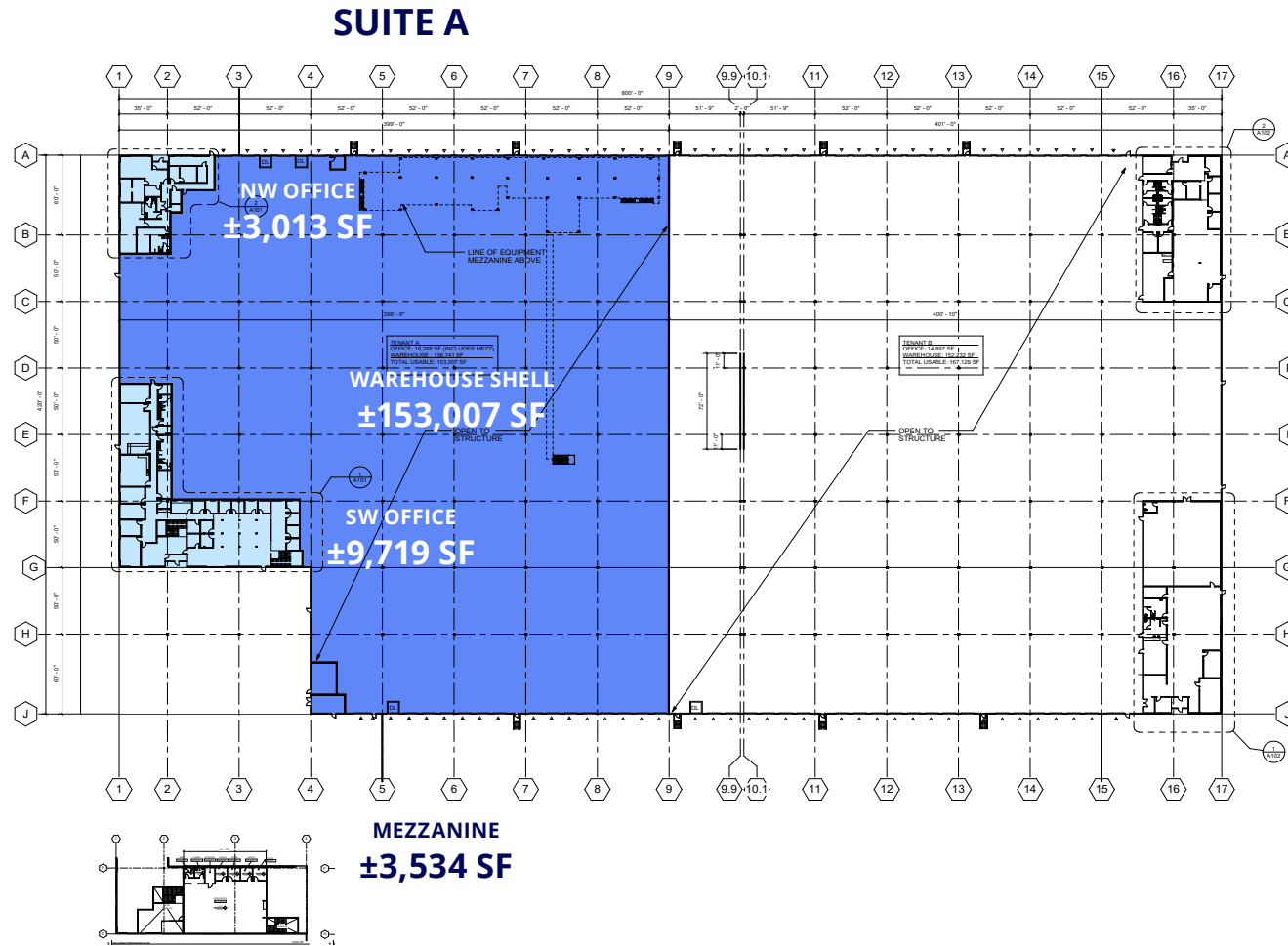
Airport Way/East Columbia Corridor:

The Airport Way / North Columbia Corridor is Portland’s most established logistics and industrial hub, defined by its unparalleled transportation access and concentration of high-quality corporate occupiers (Amazon, UPS, Boeing, Costco, Home Depot and more). Direct connections to Interstates 84 and 205, immediate proximity to Portland International Airport, and convenient routes to the Port of Portland have made this submarket a vital gateway for regional, national, and international distribution. Not only is the submarket supported by one of the region’s deepest labor pools, with nearly two million people living within a 30-mile radius, it also provides seamless transportation access and the advantage of operating within a well-established ecosystem of leading corporate neighbors.

Property Details

Total Building SF	±317,692
Available Space	±153,007 inclusive of 12,732 SF of office In two pods with additional 3,534 mezzanine
Warehouse SF	±140,275
Office SF	±12,732 SF finished office space that includes open areas, private offices, conference rooms and more
Construction	Concrete tilt-up
Ceiling Height	32’ (30’ at perimeter)
Dock Doors	37 dock doors (13 docks with EOD levelers, seals, lights and locks, 3 docks with in-pit levelers, seals, lights, and locks, and 20 docks with bumpers)
Grade Doors	2 doors (12’ x 14’)
Power	480V, 3-phase , 4-wire
Fire Suppression	ESFR
Lighting	T5 florescent fixtures at 25 FC at 36” above floor
Sky Lights	1:3000
Flooring	6” reinforced concrete
Auto Parking	0.70/1,000 SF
Trailer Parking	Stalls available
Economic Incentives	Located within an Enterprise Zone
Available	Contact broker
Loading	Fully fenced cross-dock configuration

Floor Plan



Suite A features additional mezzanine space:

Property Features

- Gated and secured
- Well-maintained and professionally managed building
- Cross-docks
- Flexible I-G2 zoning allows for a wide variety of general industrial uses.

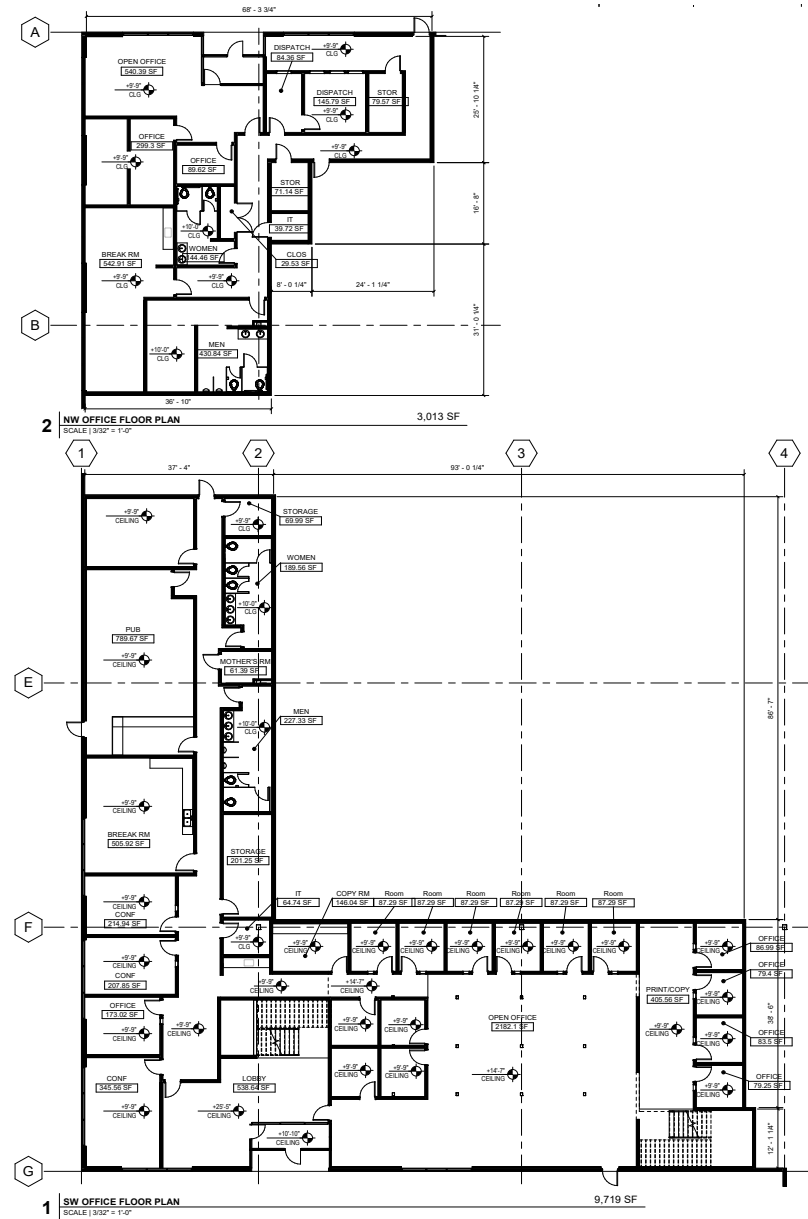
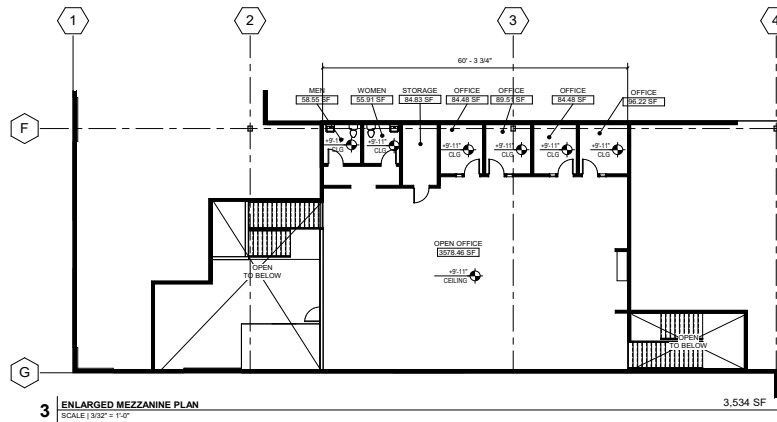
±153,007
square feet
available

Suite A: Office Plan

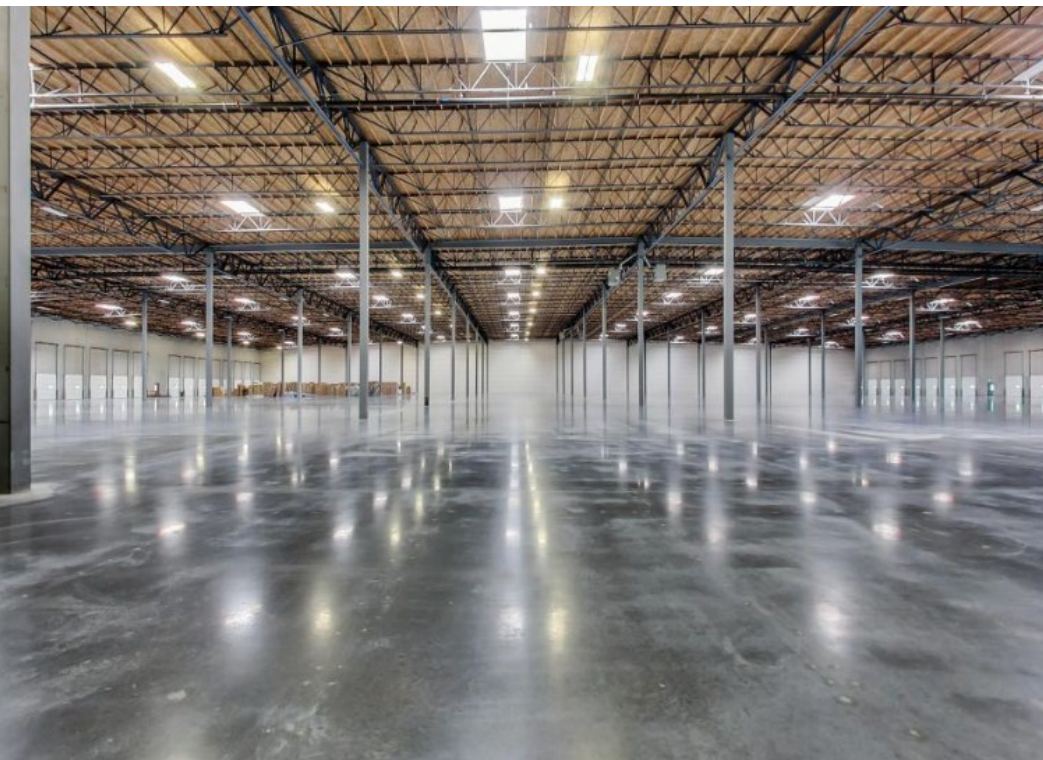
NW Office: 3,013 SF

SW Office: 9,719 SF

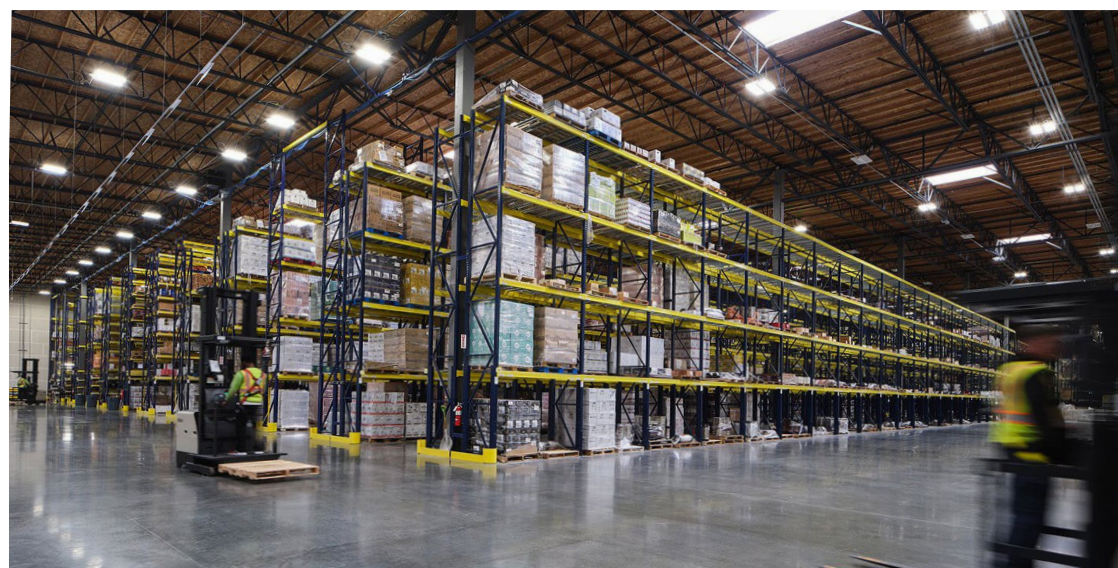
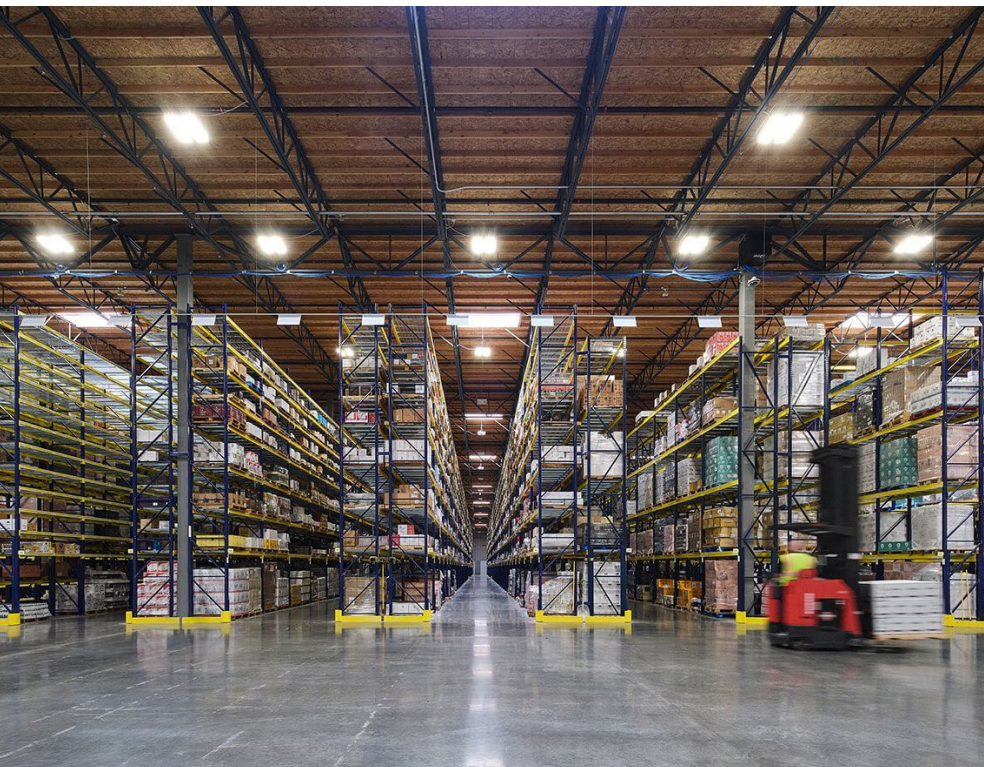
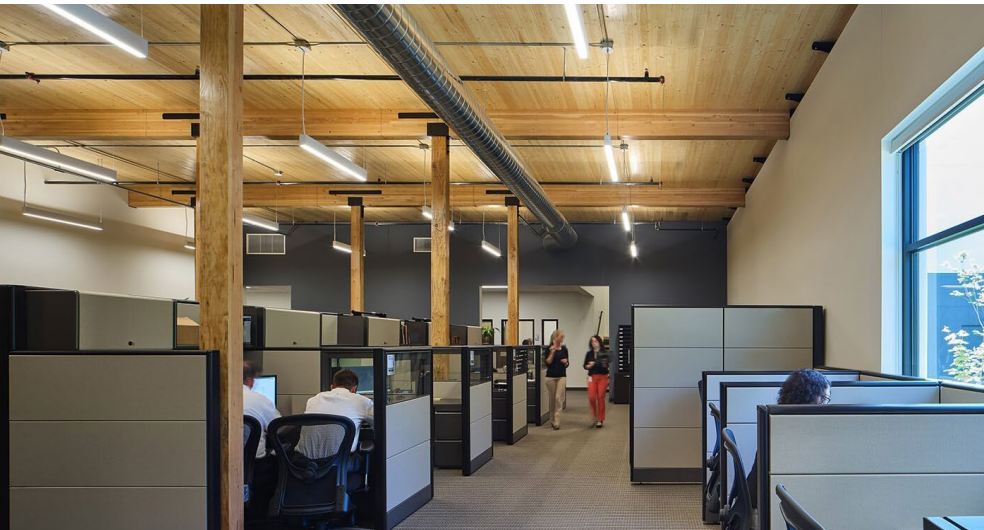
Mezzanine: 3,534 SF



Building Photos



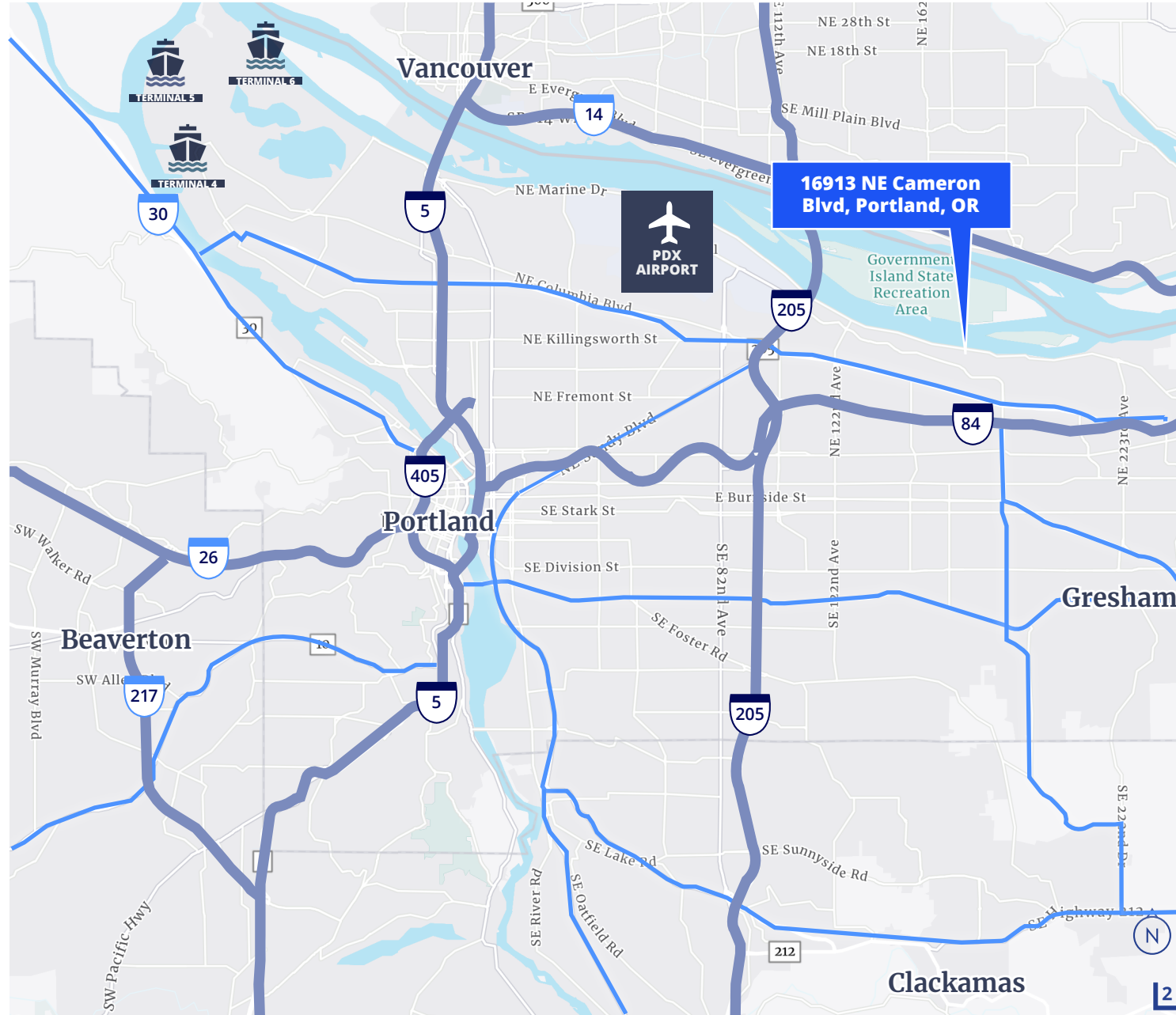
Suite A Photos



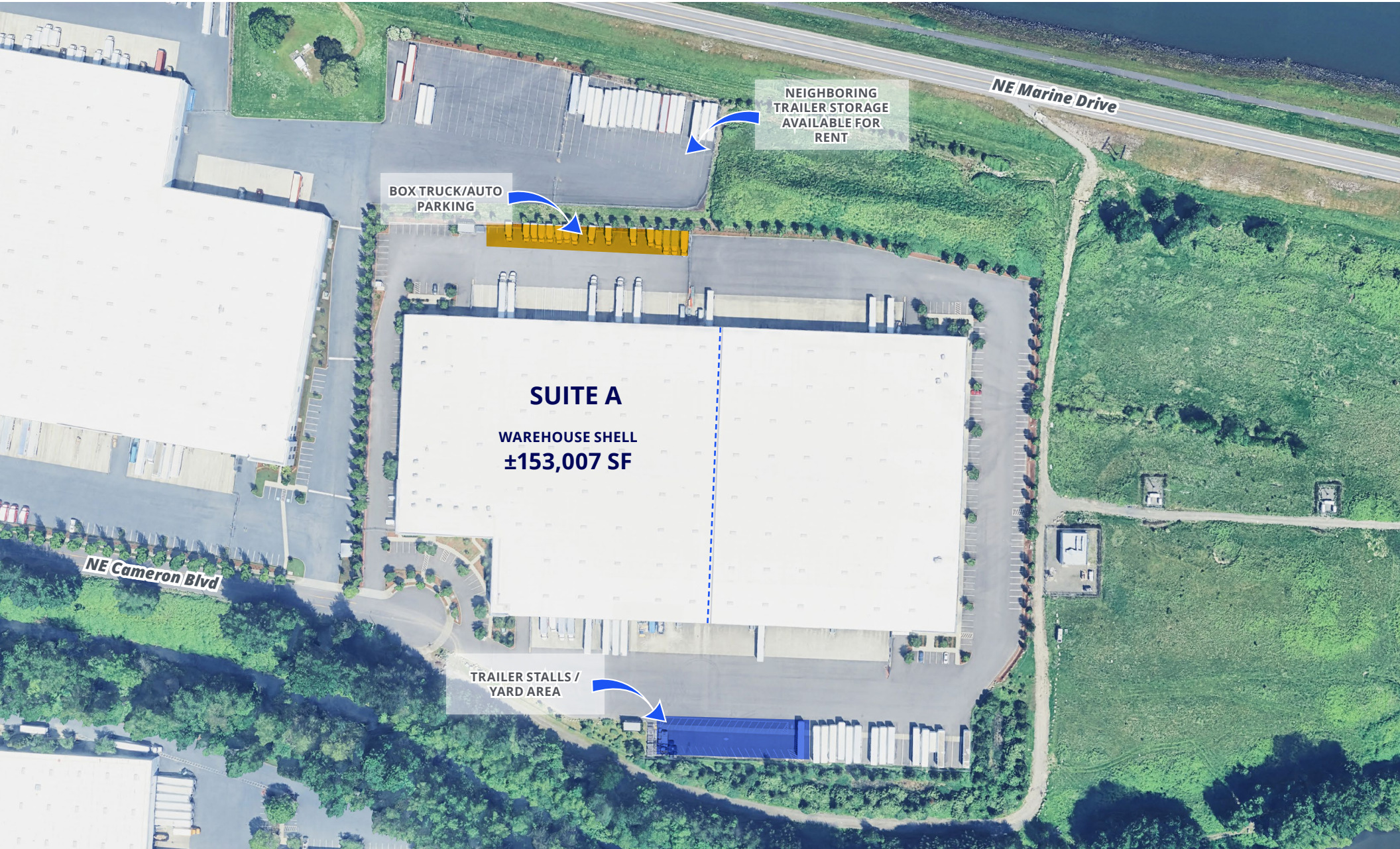


Driving Distances

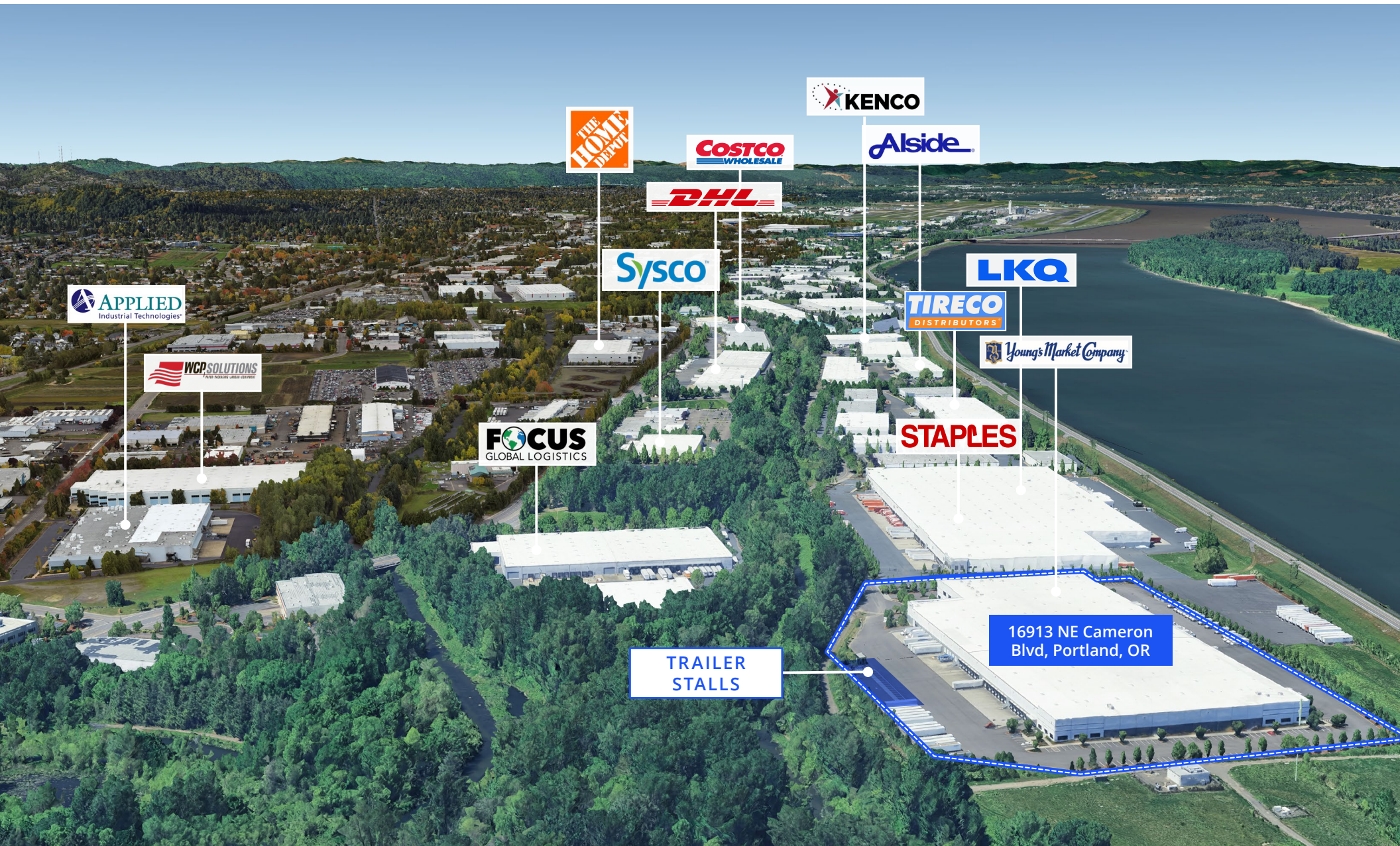
Interstate 84	2 miles
Portland Airport	4.7 miles
Interstate 205	5.8 miles
Interstate 5	13.8 miles
Downtown Portland	14 miles
Port of Portland Terminal 6	14.7 miles
Downtown Vancouver	12.7 miles
Tacoma	144 miles
Seattle	174 miles



Building: Top Down



Corporate Neighbors



For more information, contact:

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