

226,270 SF Available High Image Distribution Center/ Corporate HQ Property

# 6308-6310

**BUILDING 1** 

NORTH MARINE DR // PORTLAND, OR



**Tyler Sheils, SIOR** Senior Managing Director +1 503 972 8603 tyler.sheils@jll.com Kevin Kriesien Executive Vice President +1 503 972 8613 kevin.kriesien@jll.com

## LBALogistics



# **PROPERTY SPECS**

- Size: ±226,270 SF
- Office: ±3,478 SF
- Dock high loading: 46
- Ground level loading: 3
- 7-1/2' floor slab

- Parking: Ample with additional trailer staging
- Dock seals and pit levelers on 30 dock doors
- Dock locks on all loading doors



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties, or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results and those differences may be material. The property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the receipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2023 Jones Lang LaSalle IP, Inc. All rights reserved. Jones Lang LaSalle Brokerage, Inc., Real Estate license #01856260.

## SITE PLAN

N MARINE DR		
	<b>BUILDING I</b> 6306 N. Marine Drive	BUILD IN G II 6204 N. Marine Drive
	226,270 SF Warehouse 3,478 SF Office	

KEY		
▲ DOCK HIGH DOORS		
• GRADE LEVEL DOORS		
$\Delta$ RAIL DOORS		

Dock Doors: 46 | Grade Level Doors: 3

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties, or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any Projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results and those differences may be material. The property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the receipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2023 Jones Lang LaSalle Brokerage, Inc., Real Estate license #01856260.

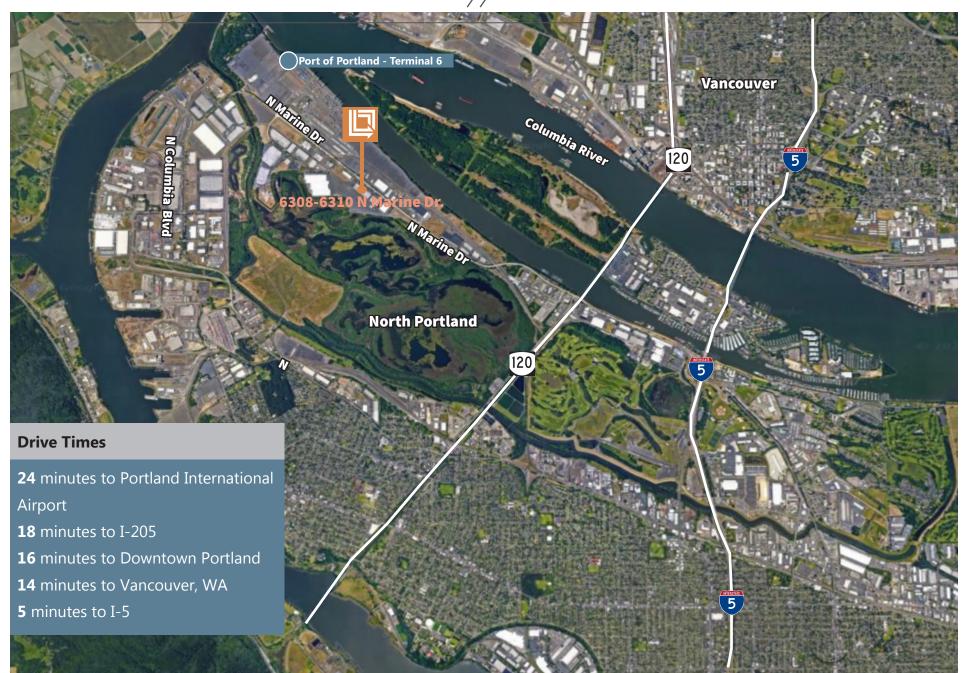


### CORPORATE NEIGHBORS



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties, or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results and those differences may be material. The property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the receipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2023 Jones Lang LaSalle IP, Inc. All rights reserved. Jones Lang LaSalle Brokerage, Inc., Real Estate license #01856260.

# 6308-6310 N Marine Dr// Portland, OR



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties, or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any Projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results and those differences may be material. The property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the receipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2023 Jones Lang LaSalle Pr. All rights reserved. Jones Lang LaSalle Brokerage, Inc., Real Estate license #01856260.



6308-6310 N Marine Dr Portland, OR

#### Exclusively listed by:

### **Tyler Sheils, SIOR** Senior Managing Director +1 503 972 8603 tyler.sheils@jll.com

Kevin Kriesien Executive Vice President +1 503 972 8613 kevin.kriesien@ill.com

# **UDD JLL**<sup>®</sup> **LBA**Logistics

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties, or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results and those differences may be material. The property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the receipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2023 Jones Lang LaSalle [P, Inc. All rights reserved. Jones Lang LaSalle Brokerage, Inc., Real Estate license #01856260.



33,937- 106,000 SF Available High Image Distribution Center/ Corporate HQ Property

# 6204-6210 BUILDING 2

NORTH MARINE DR // PORTLAND, OR

#### **Contacts:**

**Tyler Sheils, SIOR** 

Senior Managing Director +1 503 972 8603 tyler.sheils@jll.com Kevin Kriesien Executive Vice President +1 503 972 8613 kevin.kriesien@jll.com





# **PROPERTY SPECS**

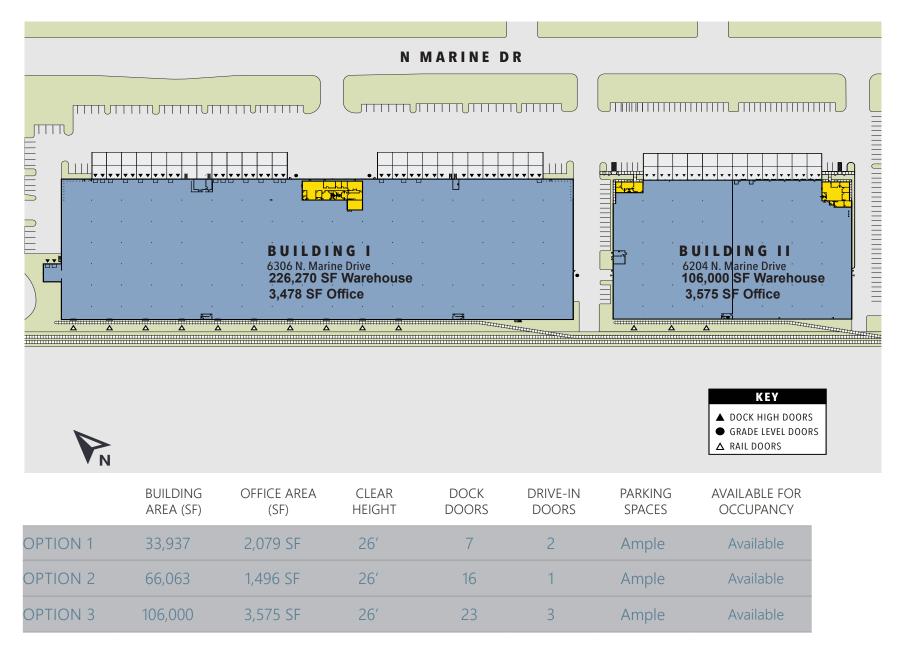
- ±33,937 SF vs. ±66,063 SF
- Office: ±2,079 SF vs. ±1,496 SF
- Well-equipped existing dock packages
- Forklift charging station
- ±26' minimum clearance
- 277/480v, 3-phase power

- ESFR sprinklers
- T-5 high efficiency (30 fc)
- End-cap space with fenced side yard
- Excellent truck staging and parking



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties, or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results and those differences may be material. The property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the receipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2023 Jones Lang LaSalle [P, Inc. All rights reserved. Jones Lang LaSalle Brokerage, Inc., Real Estate license #01856260.

## SITE PLAN: DIVISIBLE OPTIONS



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties, or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any Projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results and those differences may be material. The property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the receipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2023 Jones Lang LaSalle IP, Inc. All rights reserved. Jones Lang LaSalle Brokerage, Inc., Real Estate license #01856260.

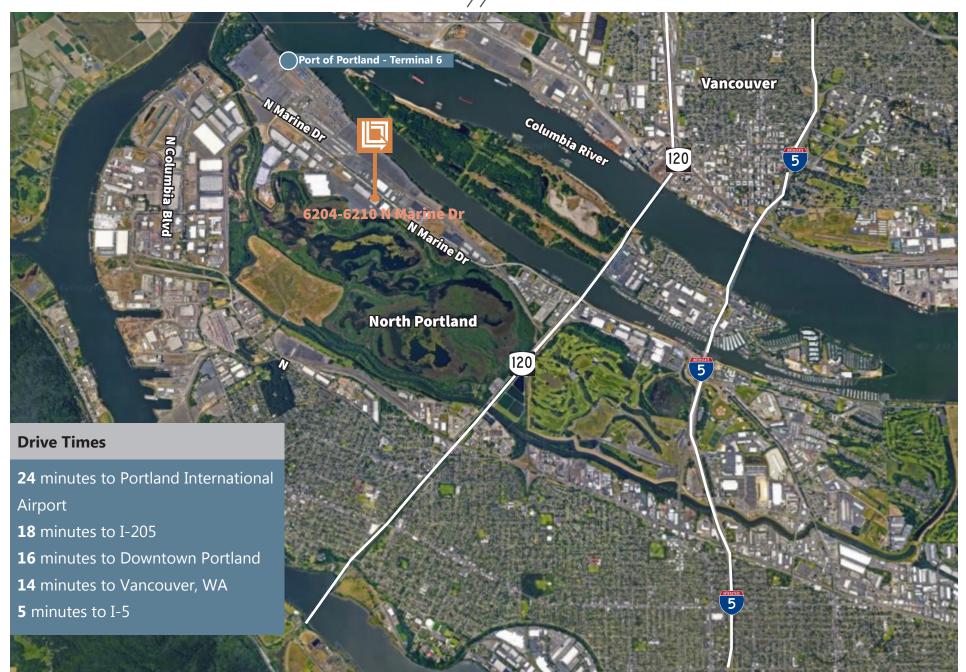


### CORPORATE NEIGHBORS



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties, or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results and those differences may be material. The property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the receipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2023 Jones Lang LaSalle IP, Inc. All rights reserved. Jones Lang LaSalle Brokerage, Inc., Real Estate license #01856260.

# 6204-6210 N Marine Dr// Portland, OR



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties, or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any Projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results and those differences may be material. The property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the receipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2023 Jones Lang LaSalle [P, Inc. All rights reserved. Jones Lang LaSalle Brokerage, Inc., Real Estate license #01856260.



6204-6210 N Marine Dr Portland, OR

#### Exclusively listed by:

**Tyler Sheils, SIOR** Senior Managing Director +1 503 972 8603 tyler.sheils@jll.com

Kevin Kriesien Executive Vice President +1 503 972 8613 kevin.kriesien@ill.com

# **(()) JLL**<sup>®</sup> **LBA**Logistics

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties, or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results and those differences may be material. The property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the receipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2023 Jones Lang LaSalle [P, Inc. All rights reserved. Jones Lang LaSalle Brokerage, Inc., Real Estate license #01856260.