



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

**6308-6310**

**BUILDING 1**

**NORTH MARINE DR // PORTLAND, OR**

**Contacts:**

**Tyler Sheils, SIOR**

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**LBA**Logistics

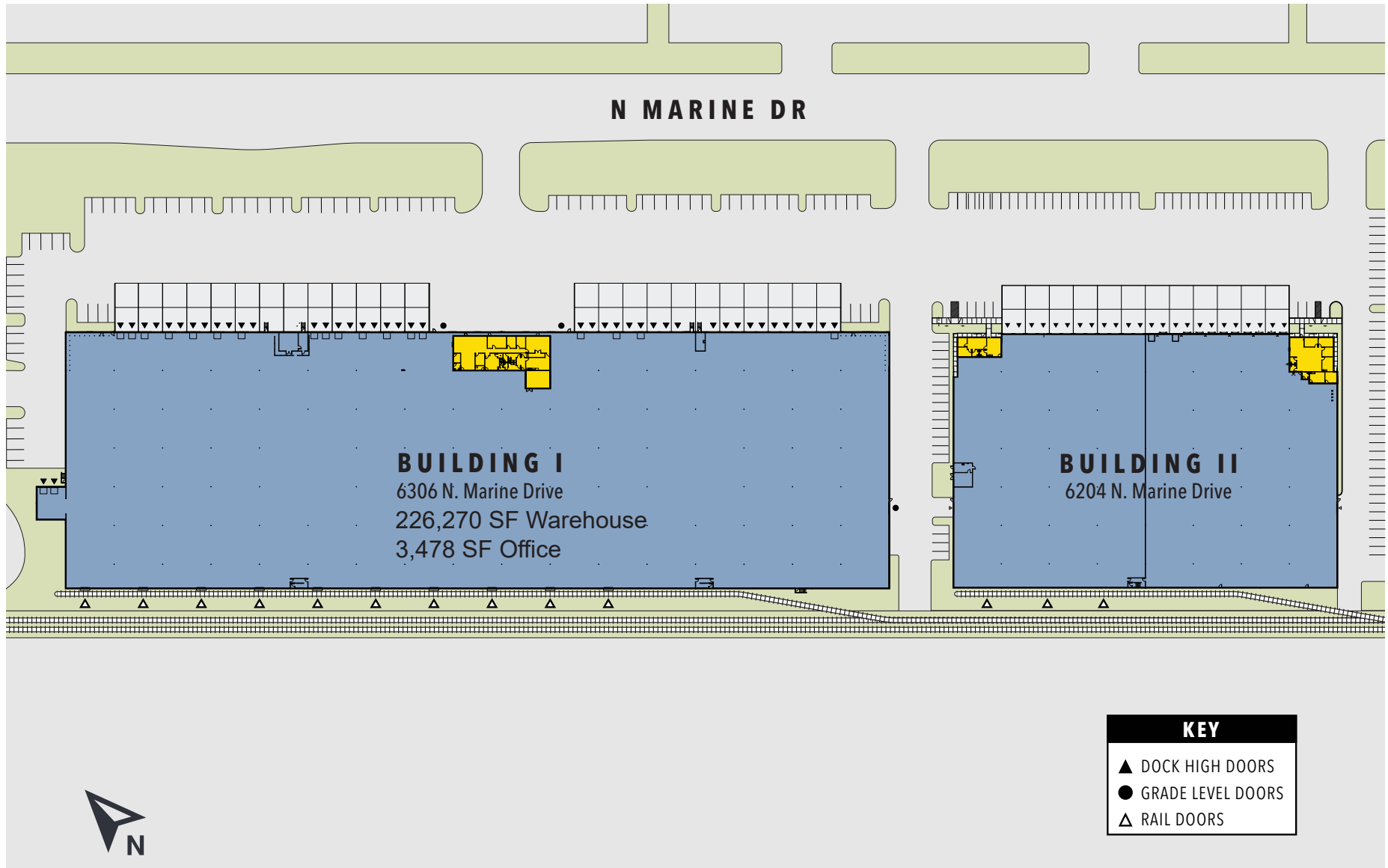
 **JLL®**

# 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



# SITE PLAN



Dock Doors: 46 | Grade Level Doors: 3





## CORPORATE NEIGHBORS



NORDSTROM





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



## Drive Times

24 minutes to Portland International Airport

18 minutes to I-205

16 minutes to Downtown Portland

14 minutes to Vancouver, WA

5 minutes to I-5





6308-6310

N Marine Dr

Portland, OR

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**LBA**Logistics



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

**6204-6210**

**BUILDING 2**

**NORTH MARINE DR // PORTLAND, OR**

**Contacts:**

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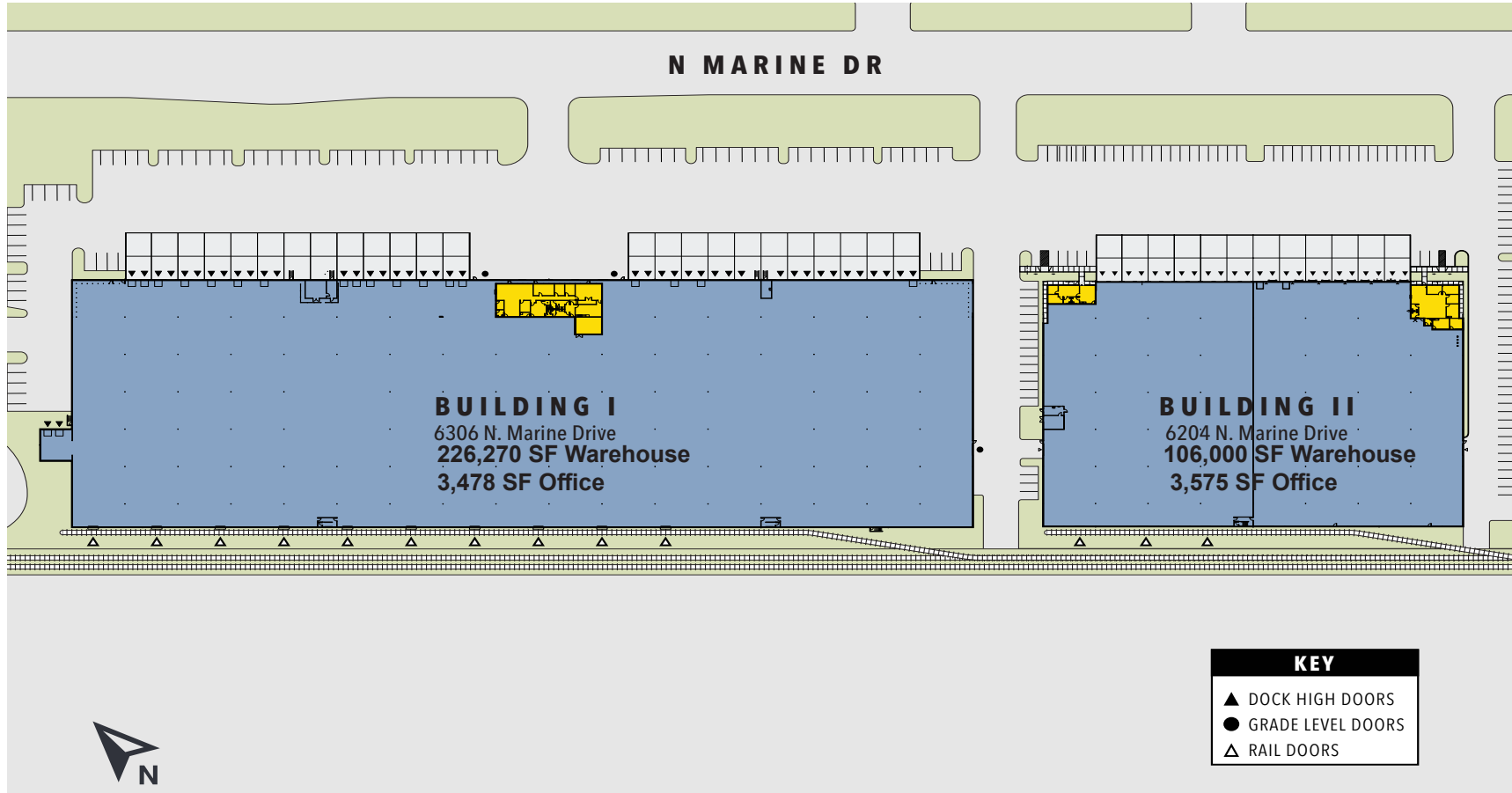
# PROPERTY SPECS

- $\pm 33,937$  SF vs.  $\pm 66,063$  SF
- Office:  $\pm 2,079$  SF vs.  $\pm 1,496$  SF
- Well-equipped existing dock packages
- Forklift charging station
- $\pm 26'$  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





# SITE PLAN: DIVISIBLE OPTIONS



	BUILDING AREA (SF)	OFFICE AREA (SF)	CLEAR HEIGHT	DOCK DOORS	DRIVE-IN DOORS	PARKING SPACES	AVAILABLE FOR OCCUPANCY
OPTION 1	33,937	2,079 SF	26'	7	2	Ample	Available
OPTION 2	66,063	1,496 SF	26'	16	1	Ample	Available
OPTION 3	106,000	3,575 SF	26'	23	3	Ample	Available



## CORPORATE NEIGHBORS



NORDSTROM





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