

# 70 DOOR CROSS-DOCK ON 12.46± ACRES FOR LEASE

13704 Airport Way, Portland, OR 97203



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**LBA**Logistics



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## AVAILABLE FOR LEASE

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### LOCATION HIGHLIGHTS

The property is well located in the East Columbia Corridor, east of I-205 (access via NE Airport Way), and north of I-84. The property is zoned IG2-General Industrial 2 (view code [here](#)). The current use is permitted outright under this zoning designation.



### KEY ACCESS POINTS



3± Miles



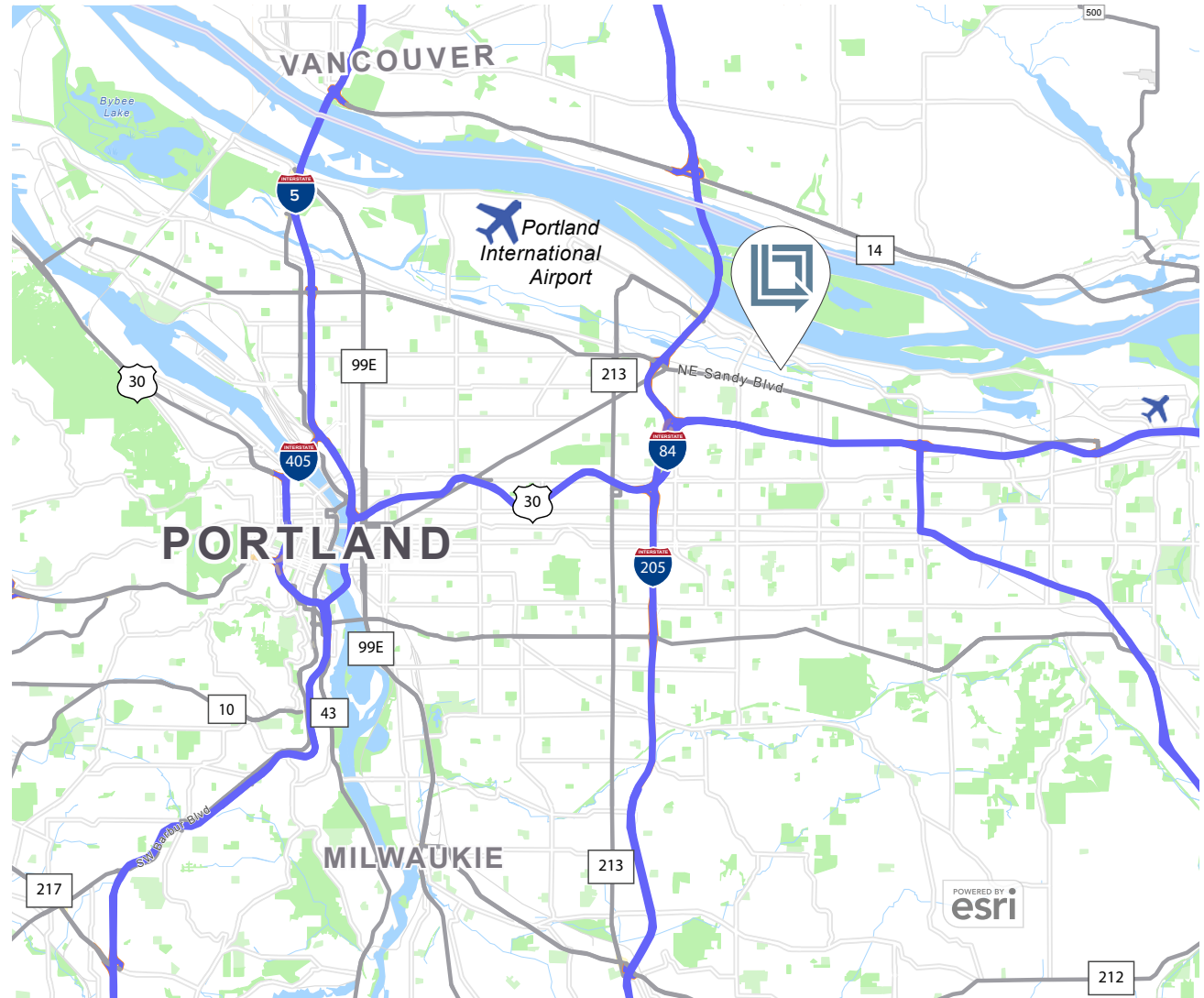
1.9± Miles



4.2± Miles



10± Miles



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### SITE INFORMATION

#### DOCK

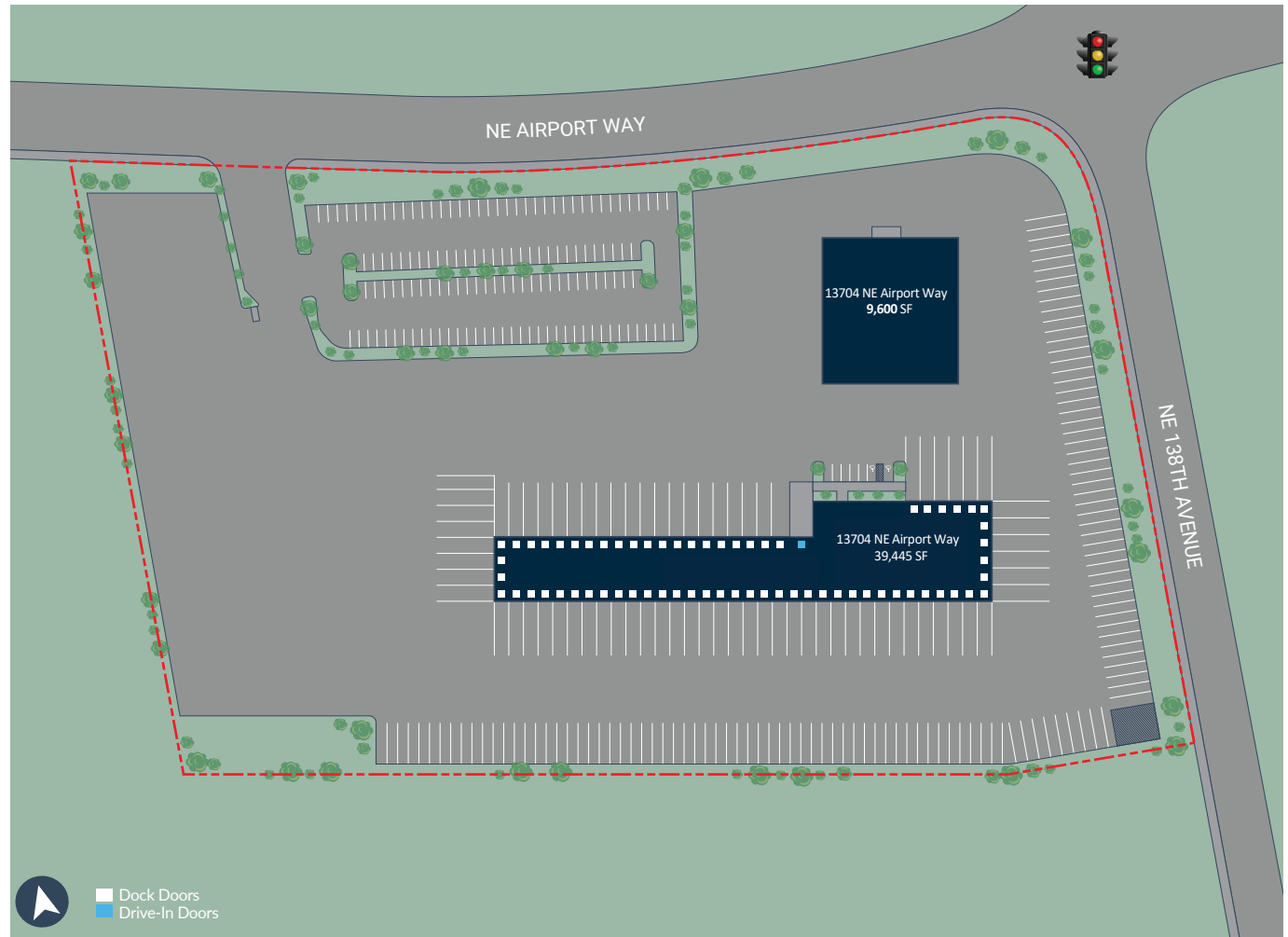
- 34,042± SF Total
- 70 Dock Doors
- 16' Clear Height
- 7,013± SF 2-Story Office

#### SHOP

- 9,600± SF Total
- 2 Drive-Through Bays
- 2 Lane Fuel Canopy & Wash Bay
- Office & Parts Room

#### SITE

- 12.46± SF
- Fully Improved
- 8% Coverage Ratio
- Concrete & Asphalt Paved
- Fenced & Lit
- Outdoor Storage & Trailer Parking Permitted
- 195 Trailer Stalls
- 115 Auto Parking Stalls



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# PREMIUM CONCRETE TILT-UP CONSTRUCTION PORTLAND'S PREMIER CROSS-DOCK

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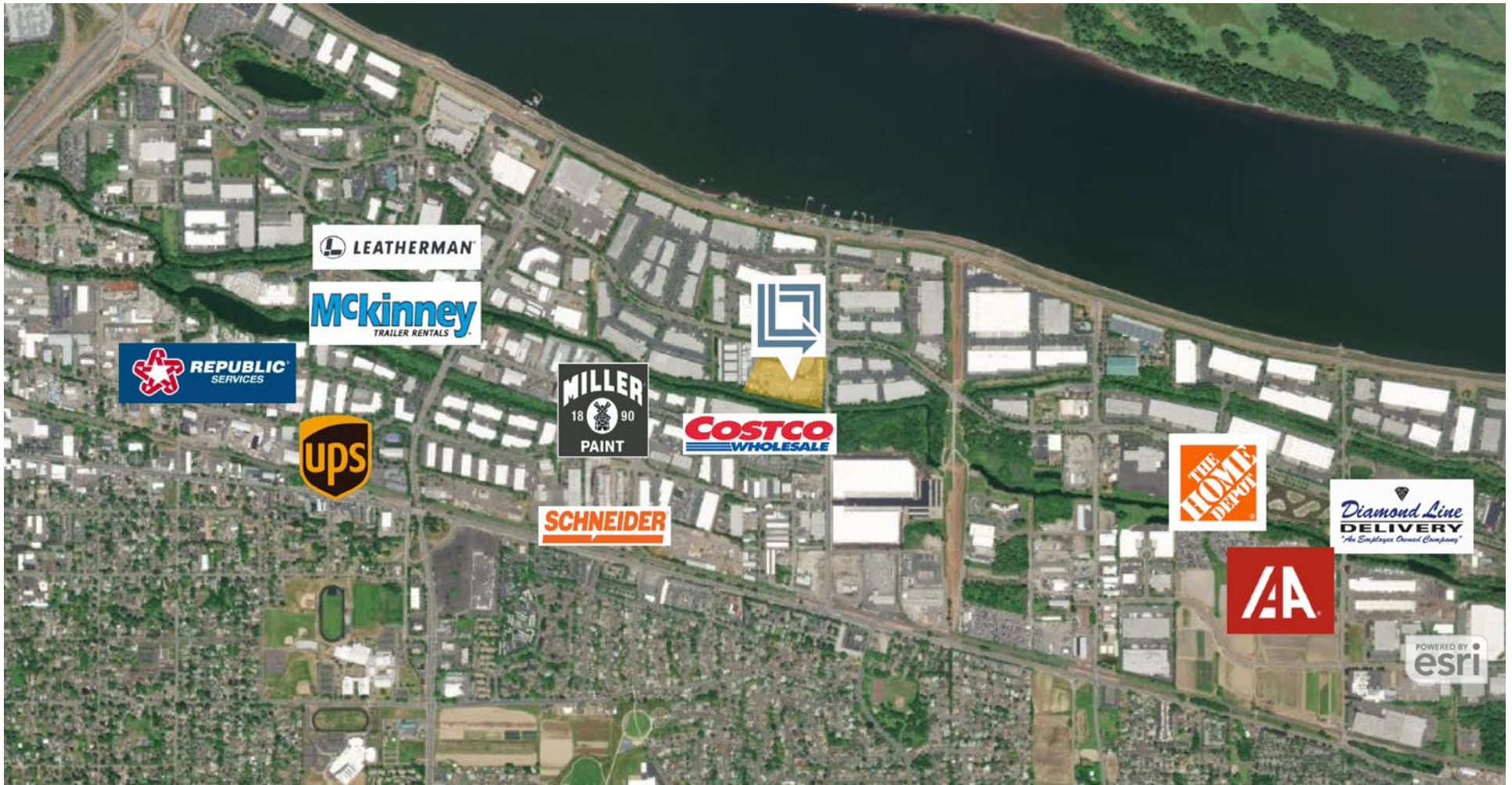
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This statement is based upon information we believe to be correct and is obtained from sources we regard as reliable, but we assume no liability for errors or omissions therein.



# NEIGHBORING BUSINESSES

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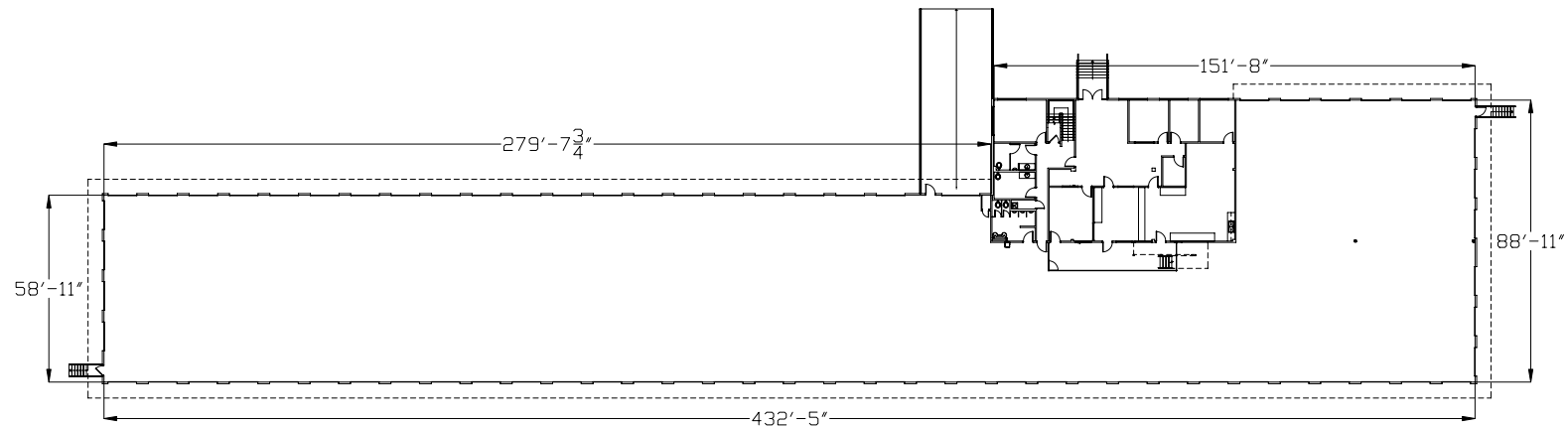
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# TERMINAL FLOOR PLAN

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## DOCK WITH 2-STORY OFFICE



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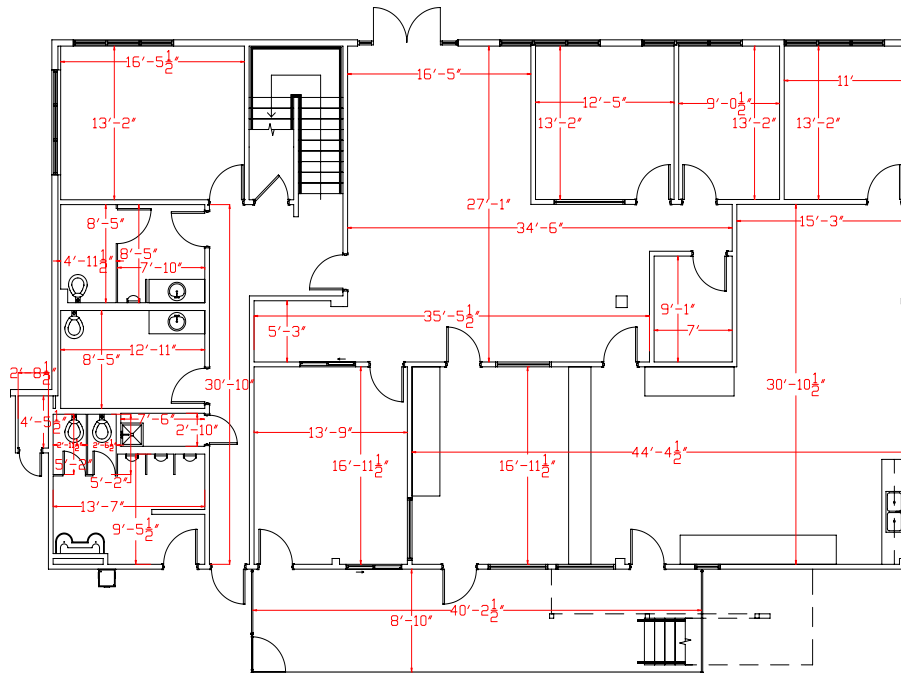
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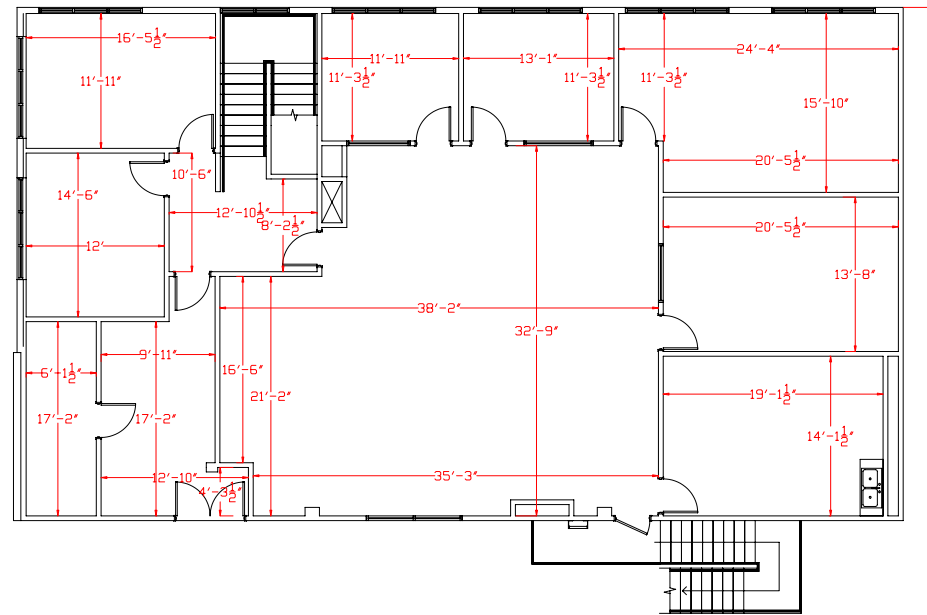


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## 1ST FLOOR



## 2ND FLOOR



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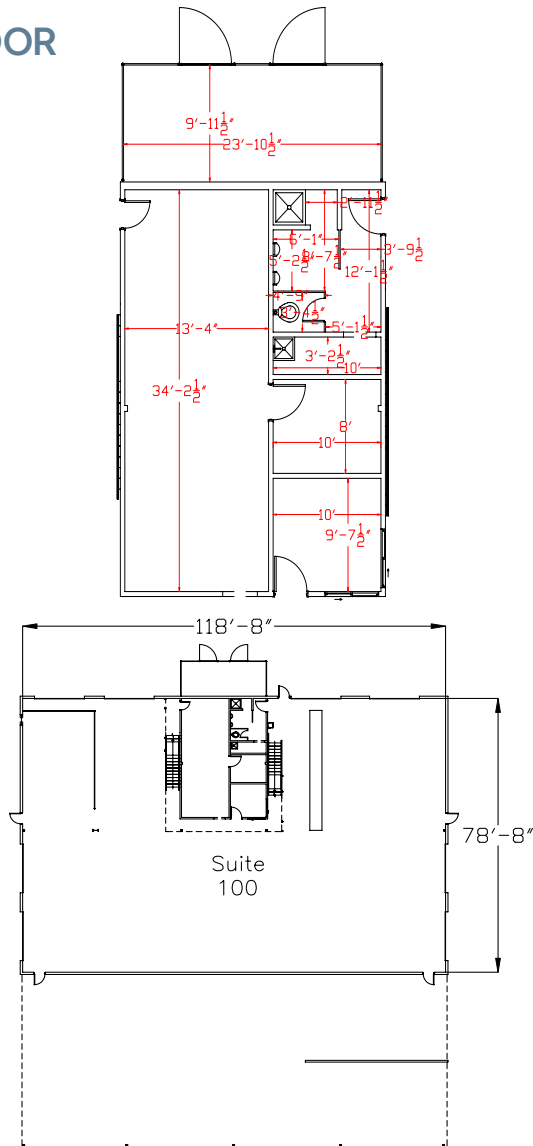
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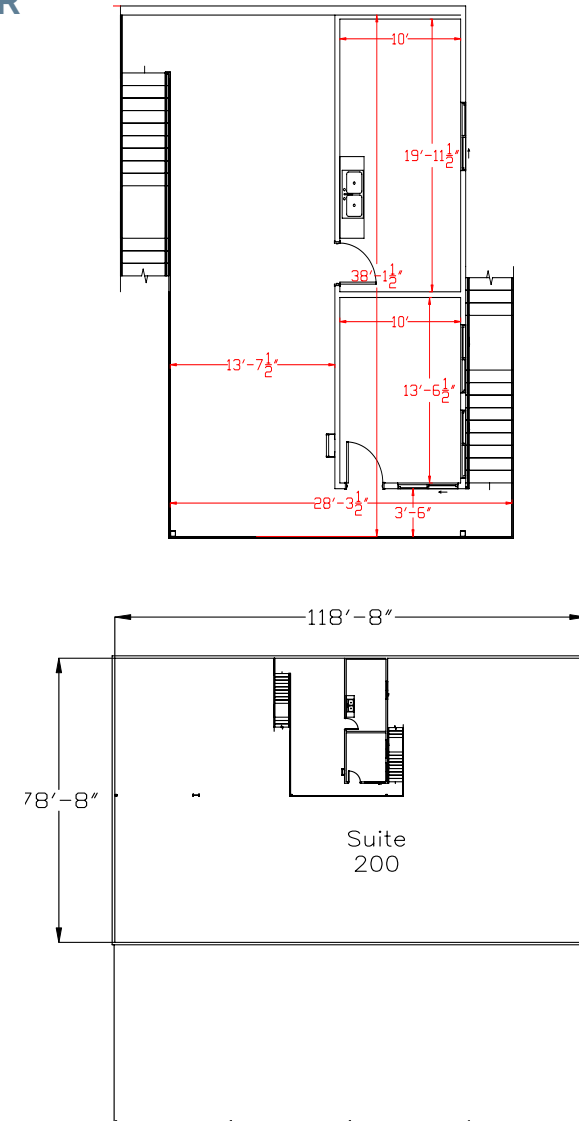
# MAINTENANCE FACILITY WITH 2-STORY OFFICE FLOOR PLAN

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## 2ND FLOOR



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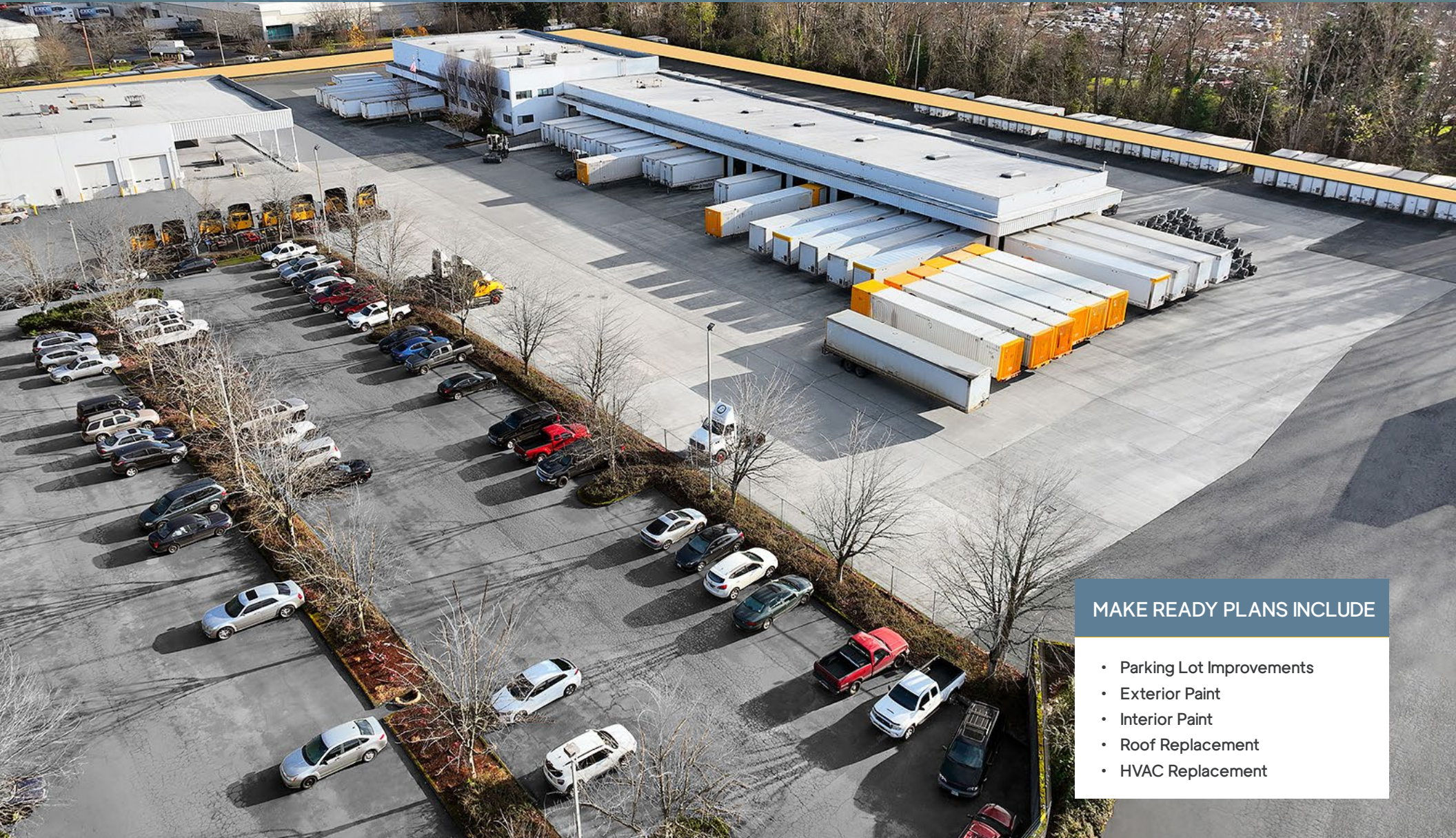
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# CAPITAL REFURBISHMENT PLANNED BY LANDLORD PRIOR TO OCCUPANCY

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### MAKE READY PLANS INCLUDE

- Parking Lot Improvements
- Exterior Paint
- Interior Paint
- Roof Replacement
- HVAC Replacement

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