

FOR LEASE
71,546 SF



4000 NW ST HELENS RD
PORTLAND, OR 97210

*POTENTIAL OPPORTUNITY FOR OWNER/USER
SELLER FINANCING MAY BE CONSIDERED*



4000 NW ST, HELENS RD | PORTLAND, OR 97210

PROPERTY HIGHLIGHTS

71,546 SF SHELL

59,342 SF WAREHOUSE

12,204 SF OFFICE

±8,643 SF first floor

±3,561 SF second floor

4 oversized grade doors: (2) 21' x 20' 9", (2) 22' x 18'

Drive-through bay

6 bridge cranes*: (1) 20 ton, (3) 5 ton, (2) 7.5 ton double bridge

±29' clear height

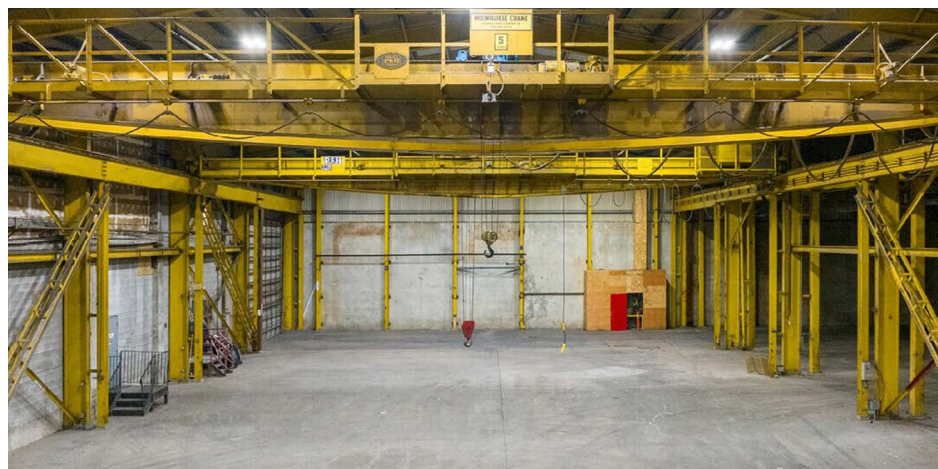
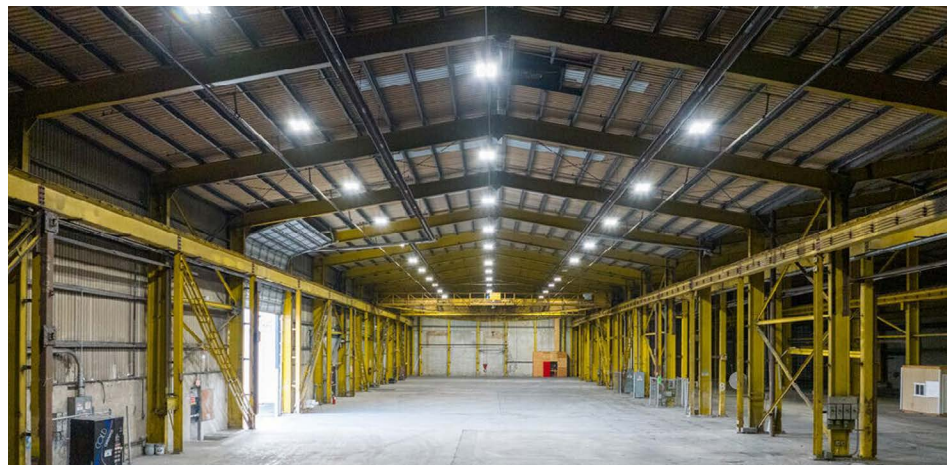
Heavy 3-phase power

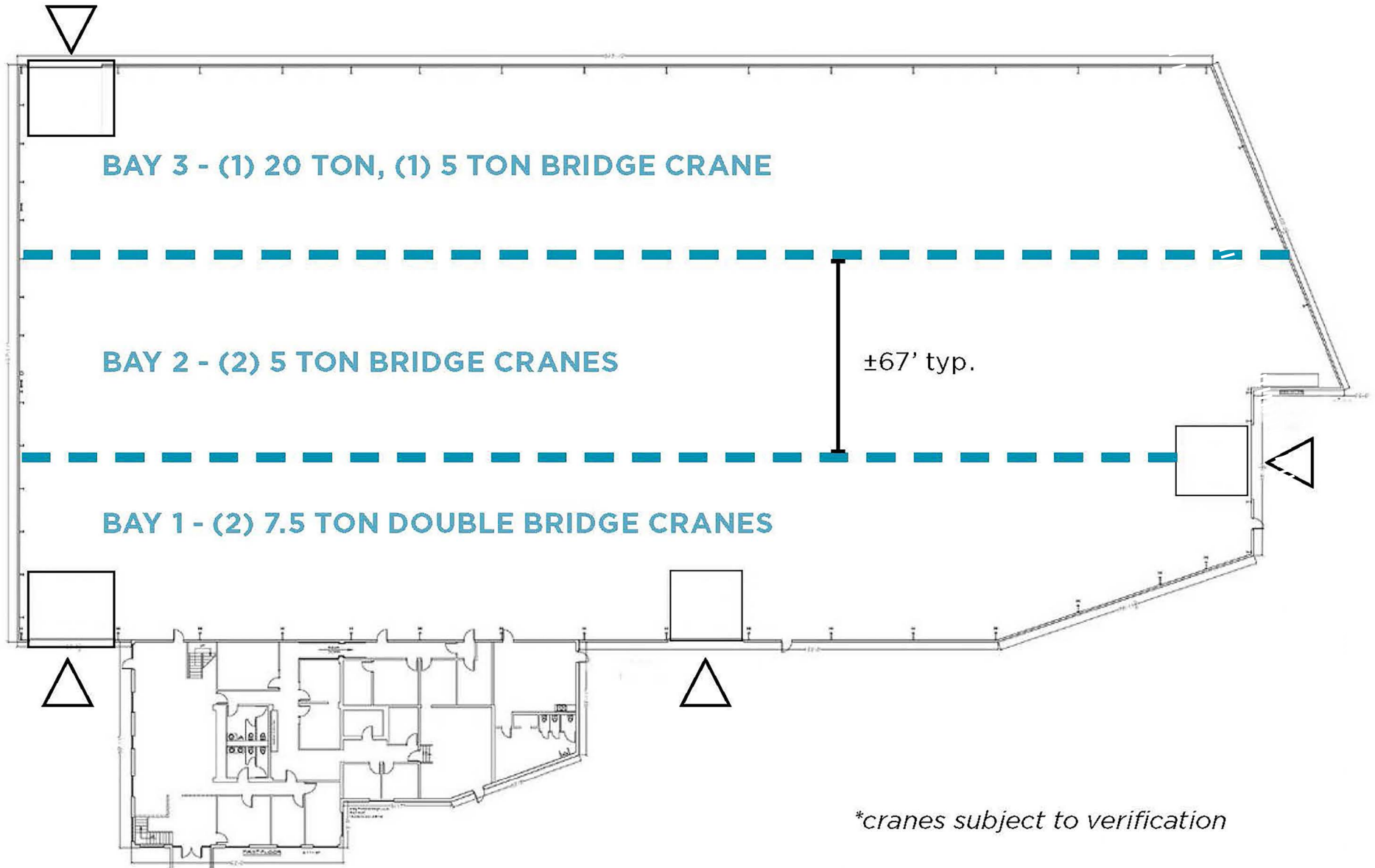
LED & T5 on motion sensor

Wet sprinkler system

Reinforced concrete construction

Lease Rates \$0.65/SF blended NNN

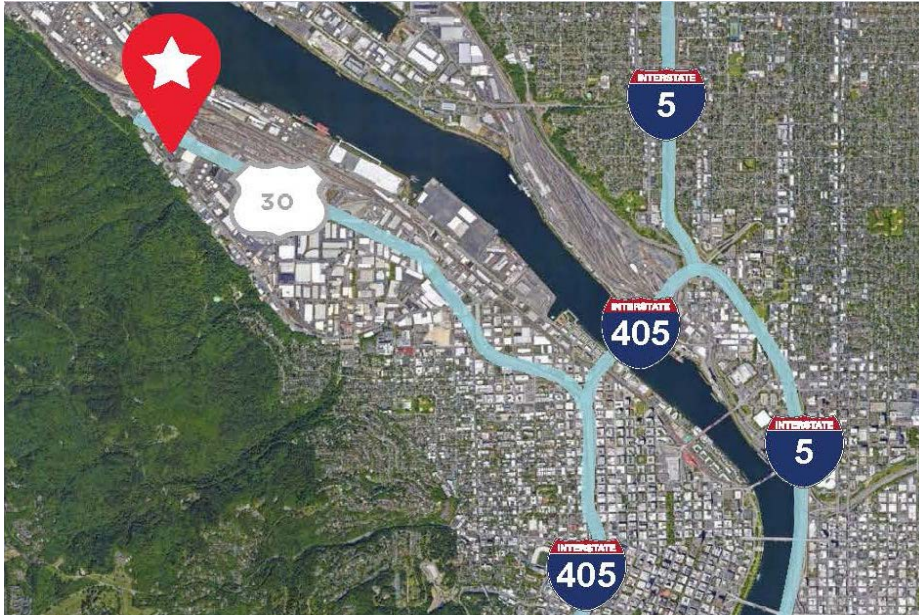




PROPERTY FLOOR PLAN

4000 NW ST, HELENS RD | PORTLAND, OR 97210

PROPERTY LOCATION



±2.5 MILES
TO INTERSTATE 405



±3.5 MILES
TO INTERSTATE 5



±4 MILES
TO PORTLAND CENTRAL
BUSINESS DISTRICT

For more informations, please contact:

AARON WATT
Executive Managing Director
+1 503 279 1779
aaron.watt@cushwake.com

KEEGAN CLAY
Executive Director
+1 503 279 1704
keegan.clay@cushwake.com

200 S.W. Market Street
200 Market Building
Portland, OR 97201-5730
cushmanwakefield.com

