

FOR SUBLEASE
Meadows West
1771 N Schmeer Rd, Portland, OR

ADJACENT TO I-5



TRAILER PARKING AVAILABLE

NEW CONSTRUCTION
Flexible sizes up to 87,500 SF
Long and short term options available



PROPERTY FEATURES



4,401 SF
Office Space



36'
Clear Height



60' x 56'
Column Spacing



Secured
Gated Access



14 Dock Door
All with seals/edge of docks and lights
3 in pit levelers with locks



ESFR
Sprinkler System



1000 Amps
3 Phase Power



Demised by Chain Link Fence
Neighboring Tenant: North Coast Electric



1 Grade Door
Oversized



Trailer Parking Available
5 Trailer Stalls and 6 Van Stalls



84 Stalls
Designated Parking



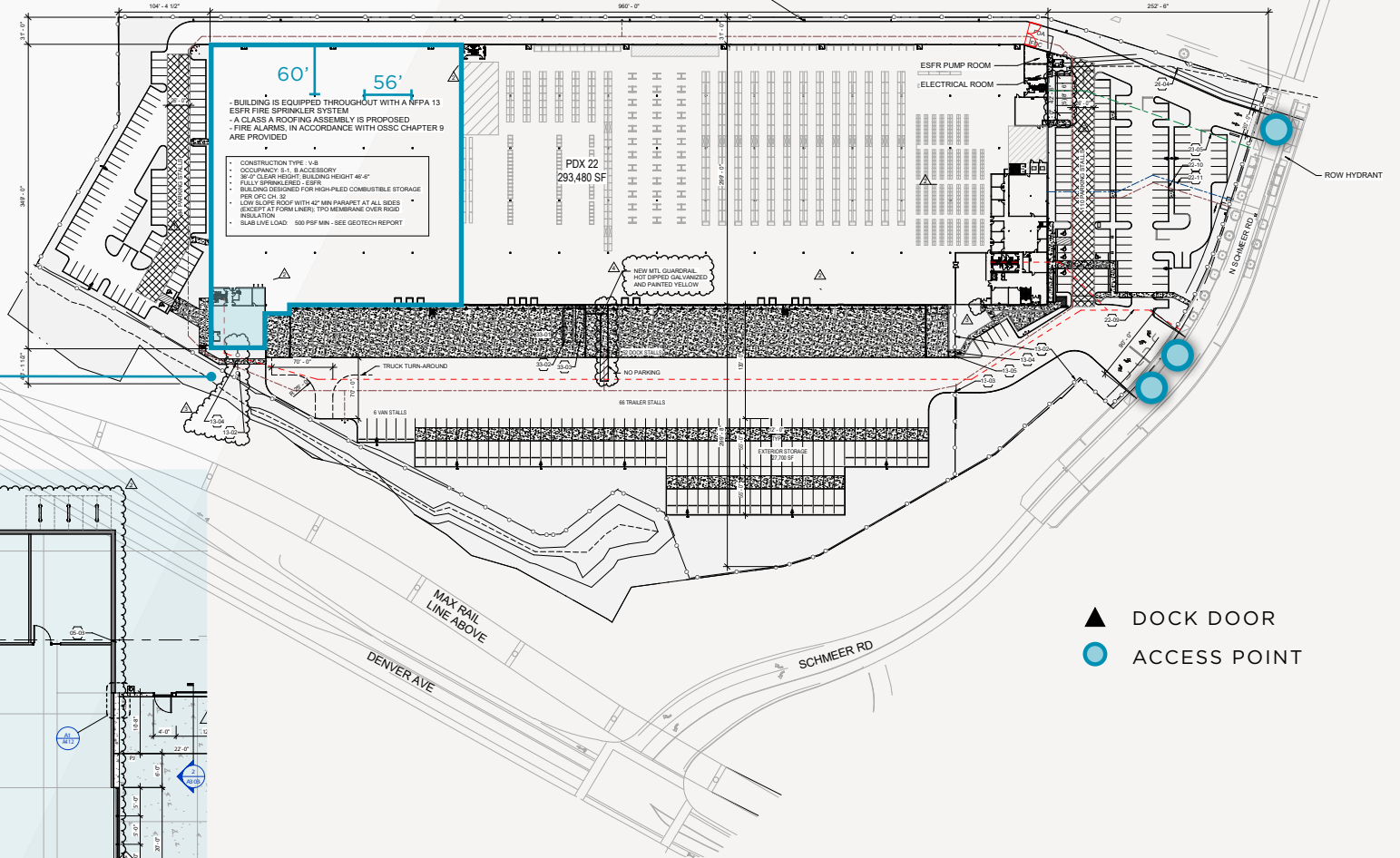
Multiple Access Points
Either side of property to the north

SITE PLAN

DELTA PARK EXIT

I-5
INTERSTATE

"NO PARKING" SIGNS TO BE LOCATED EVERY 100'
ALONG EAST FIRE LANE ARE TO READ "NO PARKING -
FIRE LANE" PER OFC 503.3 AND OFC D103.6



60' 56'

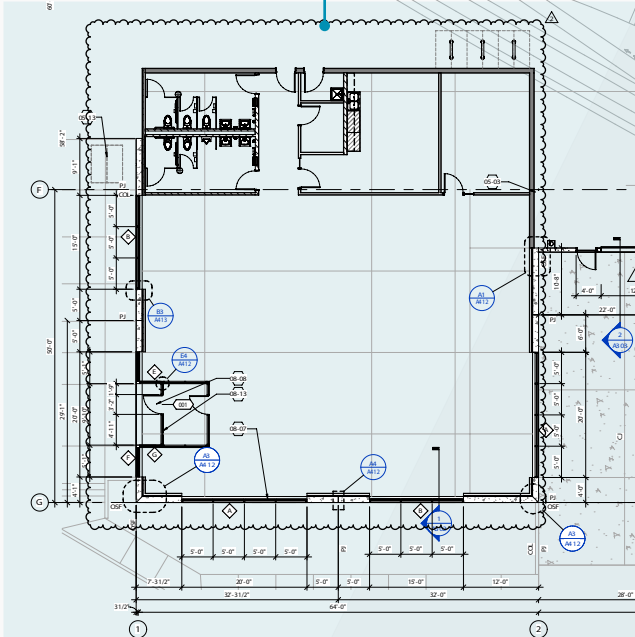
- BUILDING IS EQUIPPED THROUGHOUT WITH AN NFPA 13 ESFR FIRE SPRINKLER SYSTEM
- A CLASS A ROOFING ASSEMBLY IS PROPOSED
- FIRE ALARMS, IN ACCORDANCE WITH OSSC CHAPTER 9 ARE PROVIDED

- CONSTRUCTION TYPE: V-B
- OCCUPANCY: S-I, S-ACCESSORY
- 8'-0" CLEAR HEIGHT: BUILDING HEIGHT 48'-0"
- FULLY SPRINKLERED - ESFR
- SLABS DESIGNED FOR UNPAVED COMBUSTIBLE STORAGE PER OFC CH 32
- LOW SLOPE ROOF WITH 4" MIN PARAPET AT ALL SIDES (EXCEPT AT FORM LINER); TPO MEMBRANE OVER RIGID INSULATION
- SLAB LIVE LOAD: 600 PSF MIN - SEE GEOTECH REPORT

PDX 22
293,480 SF

ESFR PUMP ROOM
ELECTRICAL ROOM

ROW HYDRANT



- ▲ DOCK DOOR
- ACCESS POINT

OFFICE PLAN

LOCATION OVERVIEW



±0.5

miles to
I-5

±7.5

miles to
Hwy 99

±8.0

miles to
PDX
Airport

Meadows
West

PDX International
Airport

Portland
CBD





Keegan Clay
Executive Director
+1 503 279 1704
keegan.clay@cushwake.com

Aaron Watt
Executive Managing Director
+1 503 279 1779
aaron.watt@cushwake.com

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



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