

FOR LEASE | 32,680 SF
DIVISIBLE TO 19,480 SF OR 13,200 SF

COLUMBIA WEST

INDUSTRIAL CENTER

8421-8541 N COLUMBIA BLVD.



MOVE-IN *READY*

COLUMBIA WEST INDUSTRIAL CENTER

8421-8541 N COLUMBIA BLVD.

Property Highlights

Columbia West Industrial Center offers a multi or single tenant industrial building in a multi-modal location with excellent access to distribution channels.

Building Size: 32,680 SF (divisible)

Office Area: 4,733 SF

Site Area: 5.51 AC

Clear Height: 24 feet

Dock: 7 doors

Grade: 2 grade doors

Parking: 37 stalls

Year Built: 1998

Power: Heavy

Construction: Concrete-tilt

Sprinkler: Wet system

Lease Rate: \$0.75/\$1.10 PSF NNN

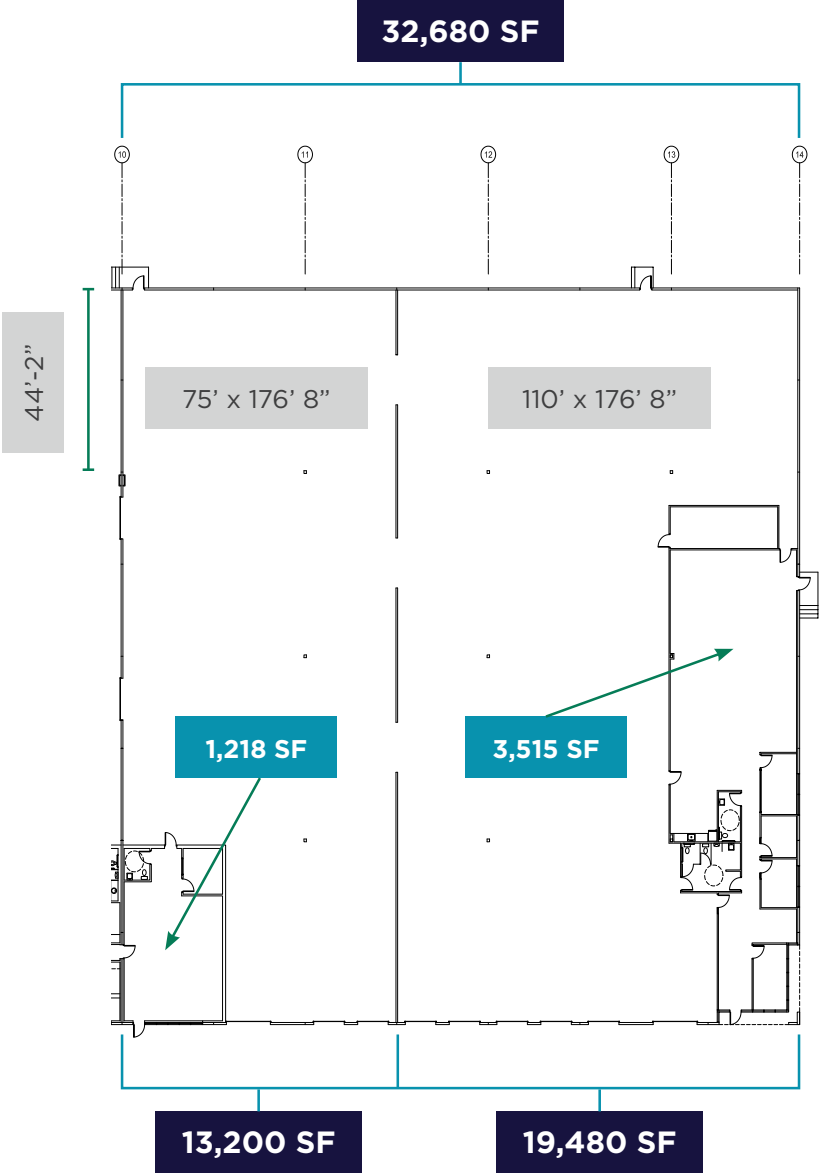
- LED lighting on motion sensors
- Warehouse columns painted along with portion of walls
- Updated restrooms
- Flexible term and size



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Floor Plan



SHELL SF		LOADING	
32,680	19,480	5 dock	1 grade
	13,200	2 dock	1 grade

EXCELLENT ACCESS



4 MILES
TO I-5



4 MILES
TO TERMINAL 6



12 MILES
TO PORTLAND CBD



FOR MORE INFORMATION, 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 SW Market Street
200 Market Building
Portland, OR 97201-5730
+1 503 279 1700
cushmanwakefield.ca

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