

# FOR LEASE

## Flex/Industrial Unit

3,000± SF | \$12.00/SF NNN



## 220 Industrial Way, Portland

### Property Highlights

- *Recently updated office space*
- *Open warehouse and storage*
- *Ample parking on-site*

### Property Description

We are pleased to offer for lease this high-quality 3,000± SF flex unit in an attractive, multi-tenanted masonry building in one of Portland's most vibrant industrial parks. The unit features a small, recently updated office space, two restrooms and a 12' x 10' overhead door to an open warehouse and storage.



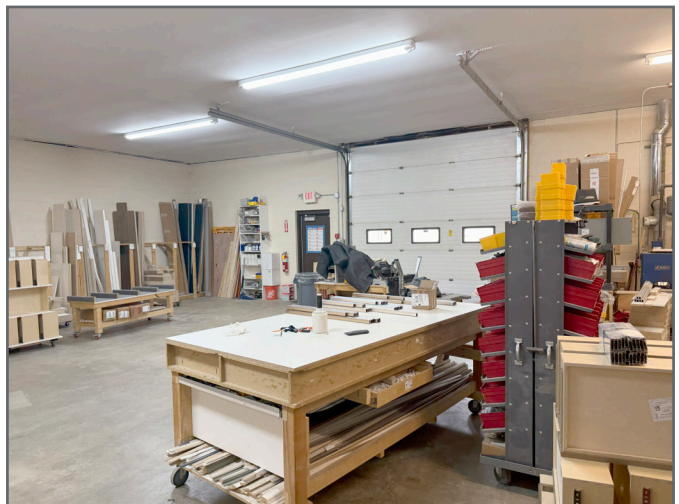
### Broker Contact

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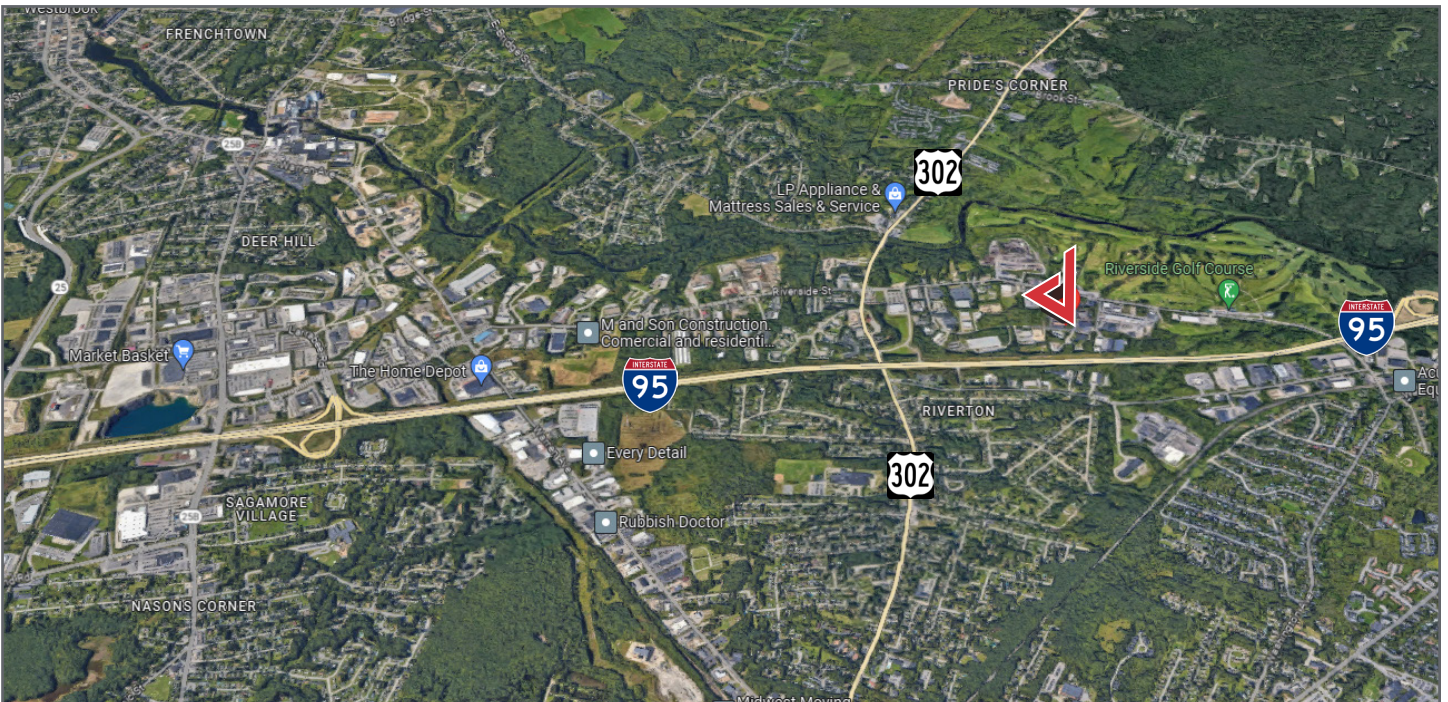
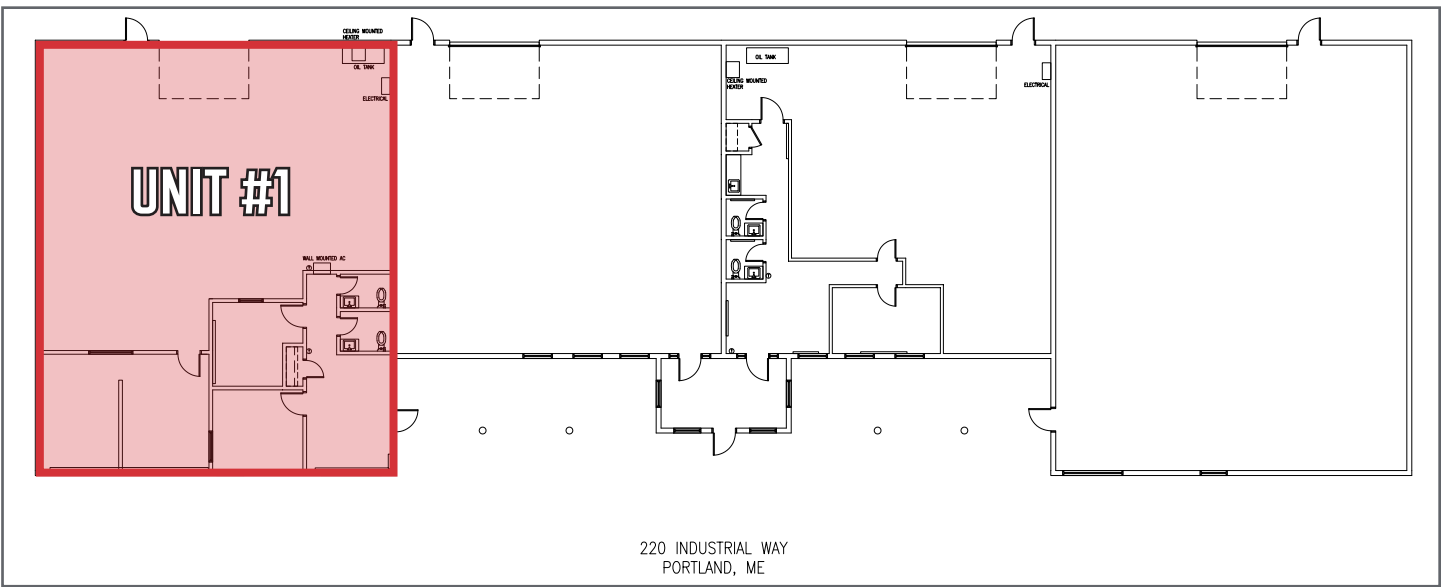
## Property Overview

Owner	Industrial Way, LLC
Building Size	10,000± SF
Available Space	Unit 1 : 3,000± SF
Space Breakdown	Small office, two (2) restrooms and warehouse
Assessor's Reference	Map 329, Block B, Lot 8
Year Built	1988
Zoning	IM - Moderate Industrial Impact
Building Construction	Split-block masonry
Flooring	Slab concrete
Ceiling Height	12'
Utilities	Public water and sewer
Drive-in OHD	One (1), 12' x 10'
Heat	Oil-fired blower in the warehouse, heat pumps, electric baseboard in the office
Electrical	125 Amp, 120/240 single-phase, separately metered
Lighting	Fluorescent
Sprinkler System	None
Bathrooms	Two (2)
Parking	Shared, on-site

**FOR LEASE : \$12.00/SF NNN**  
**NNN's : \$5.00/SF**







The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.