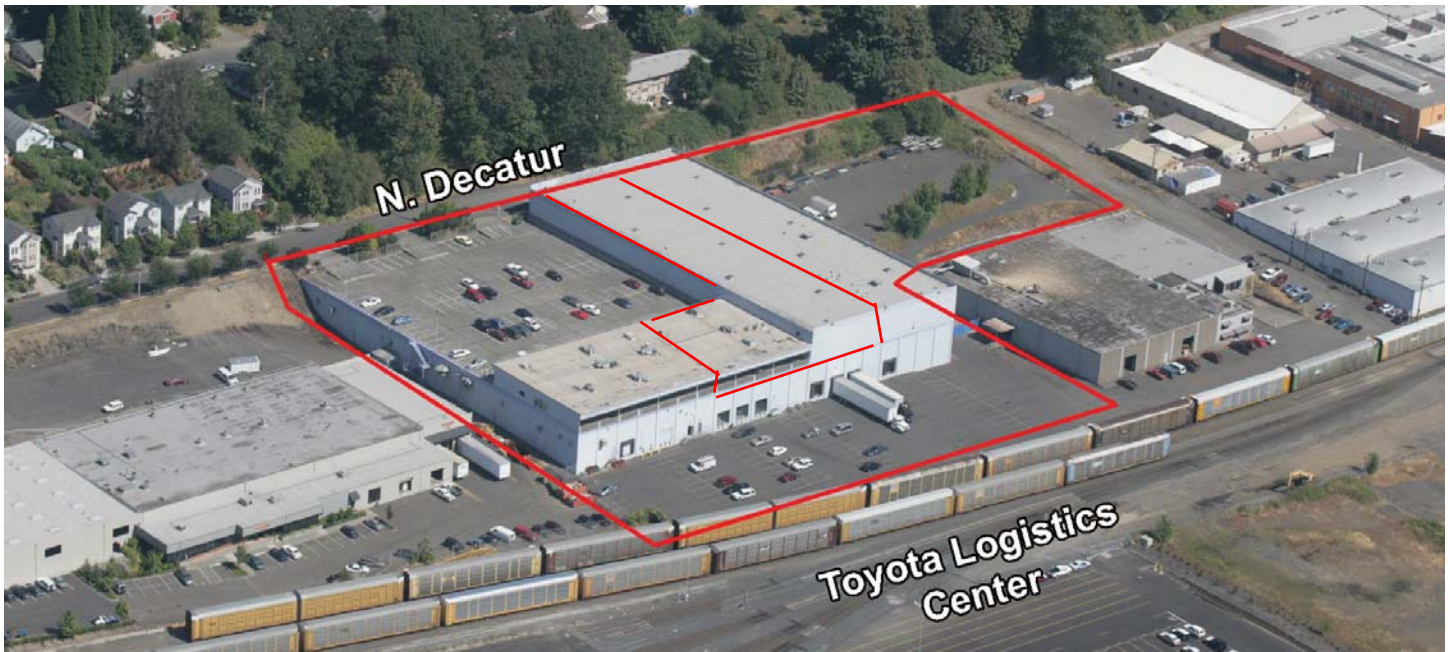


# FOR SALE OR LEASE



## 9300 N. DECATUR, PORTLAND, OREGON

- **FOR SALE:**  $\pm 155,000$  Total SF on 4.6 Acres, including  $\pm 15,000$  SF of Offices
- **SALES PRICE:** \$6,975,000 (\$45.00/SF)
- **FOR LEASE:**  $\pm 100,000$  SF Manufacturing/Distribution &  $\pm 10,000$  SF River View Offices Divisible
- **LEASE RATE:** \$0.27/SF/Month NNN for Warehouse. \$0.60/SF/Month on Attached Office

The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

### Contact

**ALLEN PATTERSON, SIOR**  
503.542.4347  
allen@capacitycommercial.com



805 SW Broadway  
Suite 700  
Portland, OR 97205

**t. 503.326.9000**  
**f. 503.425.1006**

# FOR SALE OR LEASE

- Existing Tenant, Phoenix Gold will use  $\pm 40,000$  SF of upper warehouse and  $\pm 5,000$  SF Office on short term basis.
- Remaining  $\pm 100,000$  SF and  $\pm 10,000$  SF of office are available now for an owner occupant or tenant.
- Building Features:

	<u>MAIN LEVEL</u>	<u>UPPER LEVEL</u>
Warehouse:	$\pm 100,000$ SF	$\pm 40,000$ SF
Office:		$\pm 15,000$ SF
Construction Type:	Poured in place Concrete	Wood Frame Steel Siding
Clear Height:	23' - 24'	16'
Loading:	9 Docks, 2 Grades	1 Dock, 3 Grades
Sprinkler:	Wet System	
Power:	PGE - 480V, 3-Phase, Heavy Amps	
Zoning:	IG2 - General Industrial, City of Portland; Enterprize Zone	
Comments:	$\pm 230$ Parking; Attached offices have excellent river views; Main level warehouse divides to 60,000 SF of manufacturing area and 40,000 SF distribution area; 10 minutes from both NW Portland & N. Rivergate Industrial areas.	
Neighbors:	Former Columbia Sportswear Facility, City of Portland Water Pollution Control Office & Lab, Toyota Logistics.	

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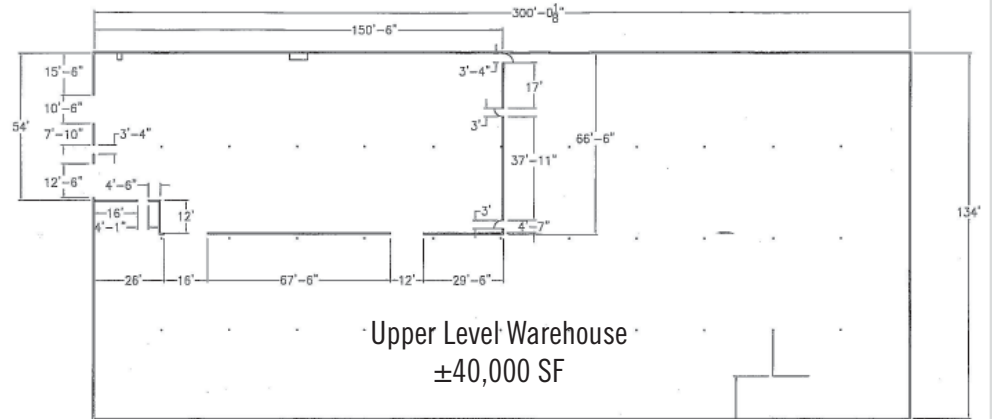
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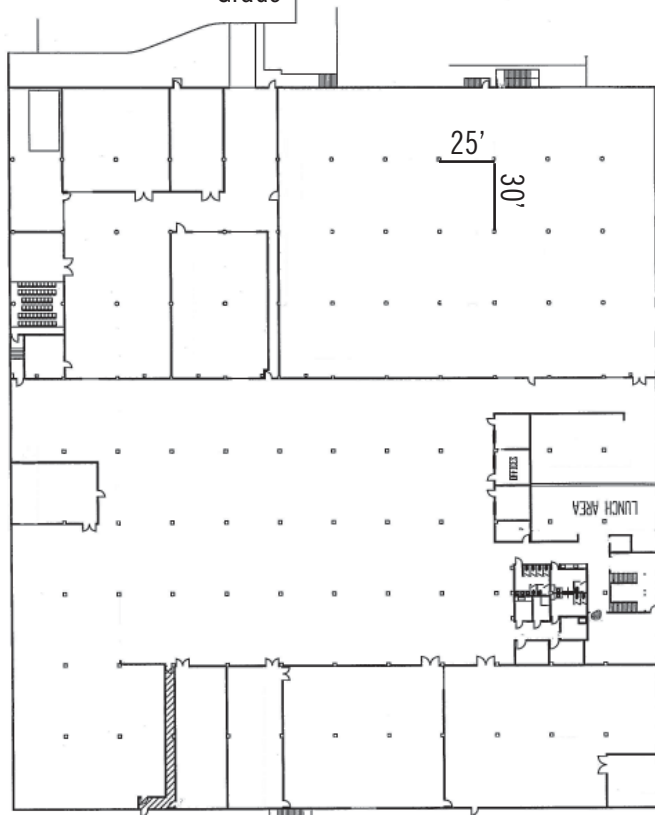
## Upper Level Floor Plan



N. Decatur



Grade

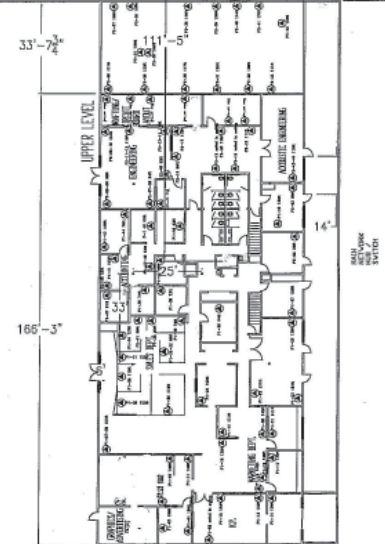


Parking

Docks

±333'

Lower Level  
Floor Plan



Main Office  
±15,000 SF

Grade

±302'

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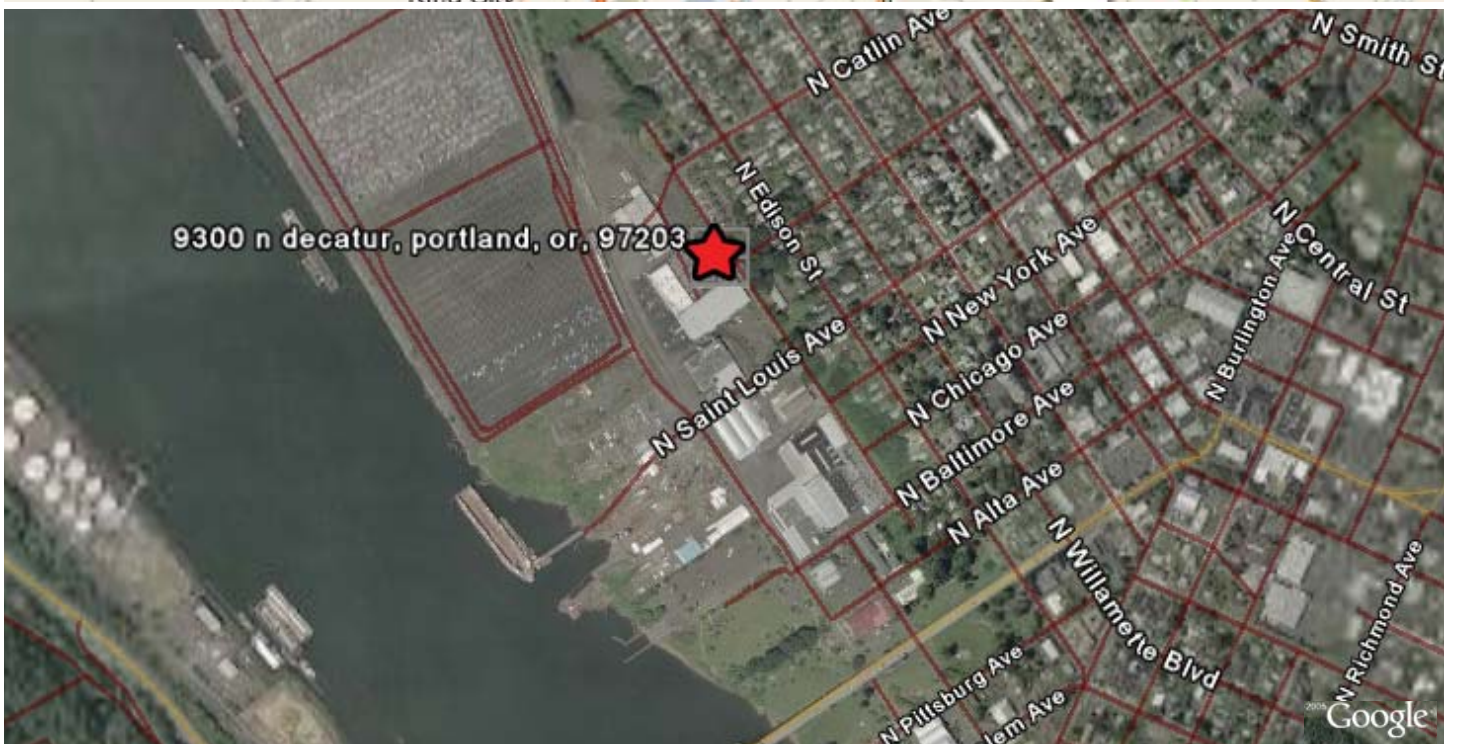
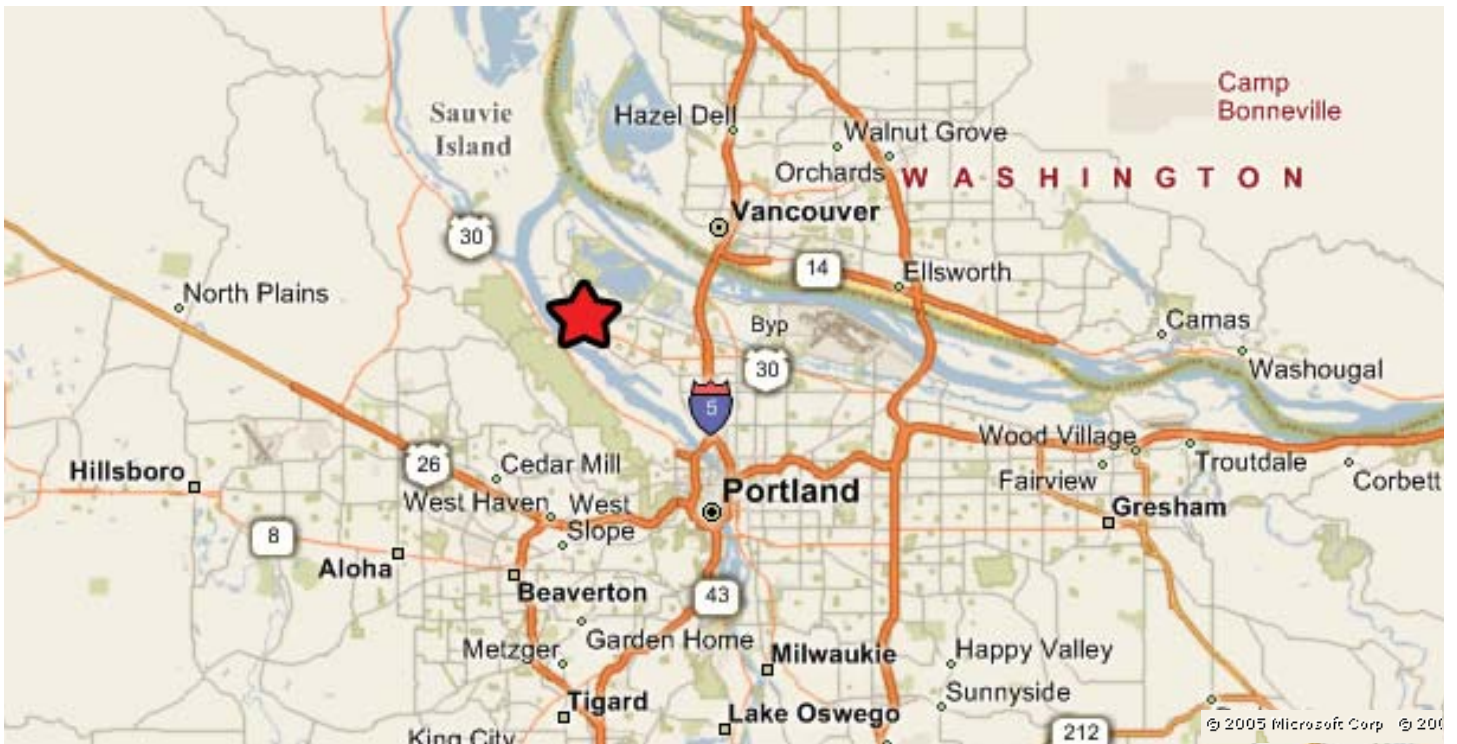
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