

LEASE

SANDY BLOCKS WAREHOUSE

2505 NE PACIFIC STREET
PORTLAND, OR, 97232



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WAREHOUSE / DISTRIBUTION / MANUFACTURING

FOR LEASE

Total Available: ± 155,335 RSF

Each space is divisible in many configurations

Space A: ± 49,200 RSF

- ± 11,800 RSF covered secured loading
- 16 dock positions; 1 oversized 22' door at-grade; 1 standard size door at-grade

Space B: ± 38,650 RSF

- Estimated ± 4,000 RSF 1st floor office and ± 2,000 RSF 2nd floor space
- 1 door at-grade

Space C: ± 52,485 RSF

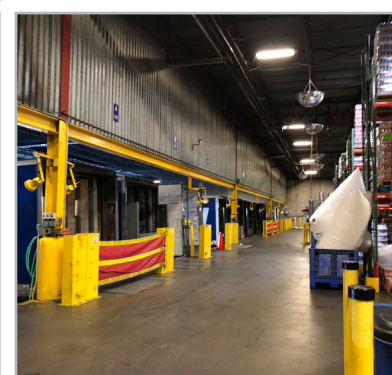
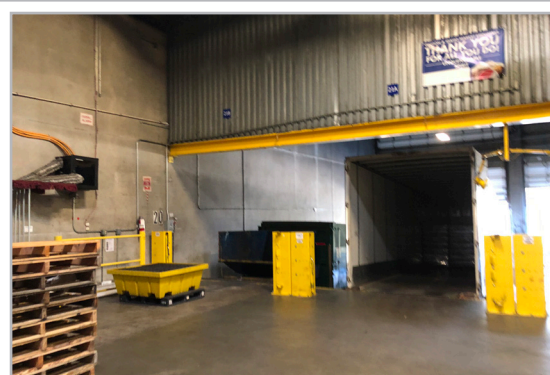
- 9 oversized 22' doors at-grade

Space D: ± 15,000 RSF

- ± 10,000 RSF warehouse & ± 5,000 RSF stacked office
- 3 doors at-grade

HIGHLIGHTS

- Clear height: 12 - 30 feet
- ± 63 employee parking stalls and ample off street parking & trailer storage
- Sprinklers throughout entire facility
- Close-in last mile distribution facility
- Short term lease options available
- Call for rates



SITE PLAN

TOTAL AVAILABLE ± 155,335 RSF



LOCATION



3 MILE RADIUS POPULATION

2020 Total Population.....	± 257,447
2025 Projected Population.....	± 274,395
Growth 2020-2025.....	6.58%

3 MILE RADIUS HOUSEHOLDS

2020 Total Households.....	± 124,607
Growth 2020-2025.....	6.64%
Average Age.....	39 years old

3 MILE RADIUS ECONOMICS

Total Businesses.....	± 23,766
Total Consumer Spending.....	\$3,276,815
Average Household Income.....	\$68,421