

For Lease

5555 N. Channel Avenue, Portland, Oregon 97217

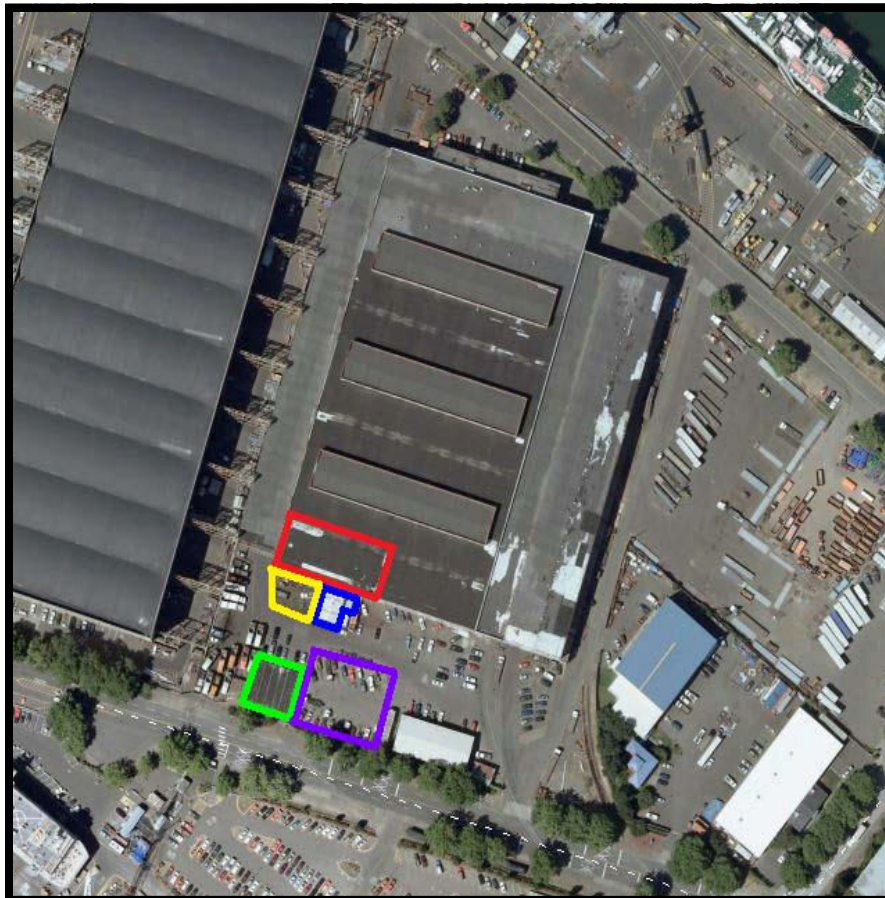
MELE
TAYLOR
WESTERDAHL

REAL ESTATE

308 SW First Avenue
Portland, OR 97204
FAX: (503) 223-7615

Located within The Swan Island Industrial Park!

223-2588



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ZONING: IHi: Heavy Industrial with River Industrial Overlay.

LEASE TERM: One, three and five year lease terms available.

TENANT IMPROVEMENTS: The Lessor is willing to make some improvements to the lease premises depending on the length of lease and credit worthiness of the Tenant.

AVAILABILITIES:

A: 10,000 SF BAY w/ FIVE TON CRANE: @ \$.45/SF/MO/NNN, with 60ft ceiling height (32ft clearance to bottom of crane hook), with 2,400 SF of office including restrooms at \$.75/SF/MO/NNN.

B: 3,000SF OFFICE: @ \$.90/SF/MO/NNN (Can be divided down to 1,400 SF) with four privates, two "bull pen" areas, two bathrooms with one shower, kitchen area, utility room, storage space and is ADA accessible. Includes seven parking spaces. Can be combined with yard area E.

C: 1,200SF SHOP: @ \$.30/SF/MO/NNN, with 180 SF of additional storage, two 12'x12' grade doors, 120/240 power, two skylights and propane hear. Can be combined with yard area D.

YARD AREAS: Non-fenced storage.

D: Approximately 3,400SF @ \$.10/SF/MO/NNN.

E: Approximately 13,900SF @ \$.10/SF/MO/NNN.

Experience. Integrity. Results. Serving the Pacific Northwest for over 29 years!

Don Mele, Principal Broker

Office: (503) 223-2588

Cell: (503) 778-1178

Fax: (503) 223-7615

Email: don@mtwre.com

Michelle Mele, Broker

Office: (503) 223-2588

Fax: (503) 223-7615

Email: michelle@mtwre.com

For more information
please visit our Website at
www.mtwre.com

Information regarding this property has either been supplied to our firm by the owner of the property or obtained from sources deemed reliable. A prospective Purchaser/Tenant is expected to verify the above information.

Building Pictures



Office



Shop

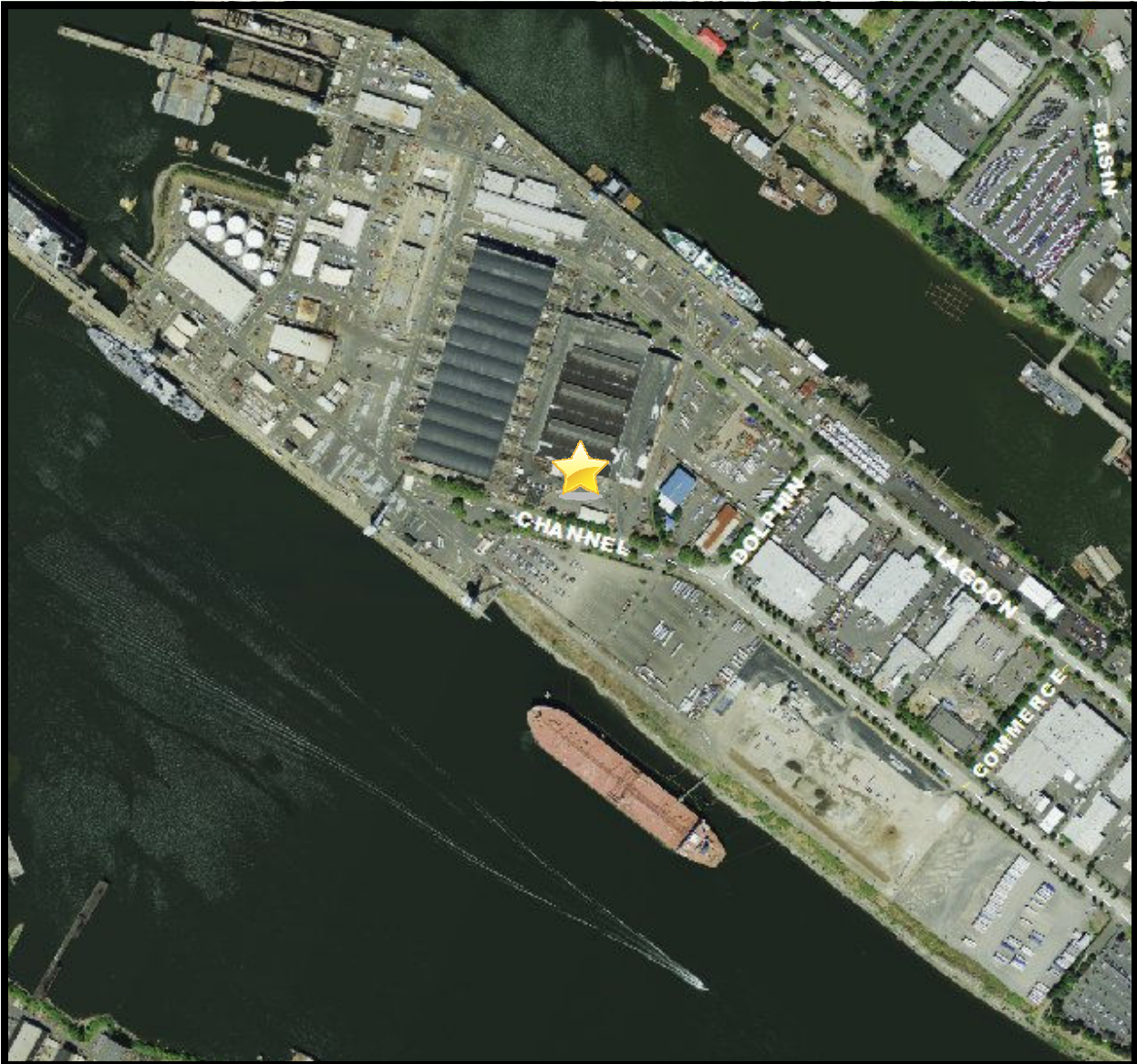


Bay



Bay Office

Map



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