

COLUMBIA COMMERCE PARK



RENOVATIONS UNDERWAY

5765-6440 NE 59TH PL | PORTLAND | OR | 97218

FOR MORE INFORMATION:

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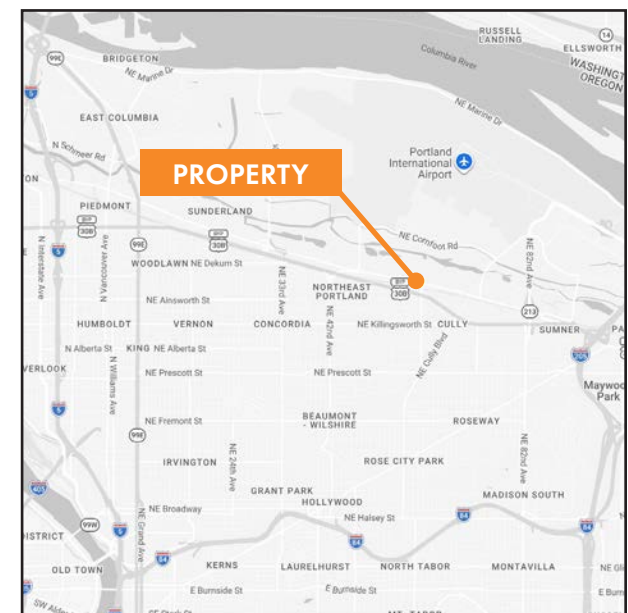
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FEATURES

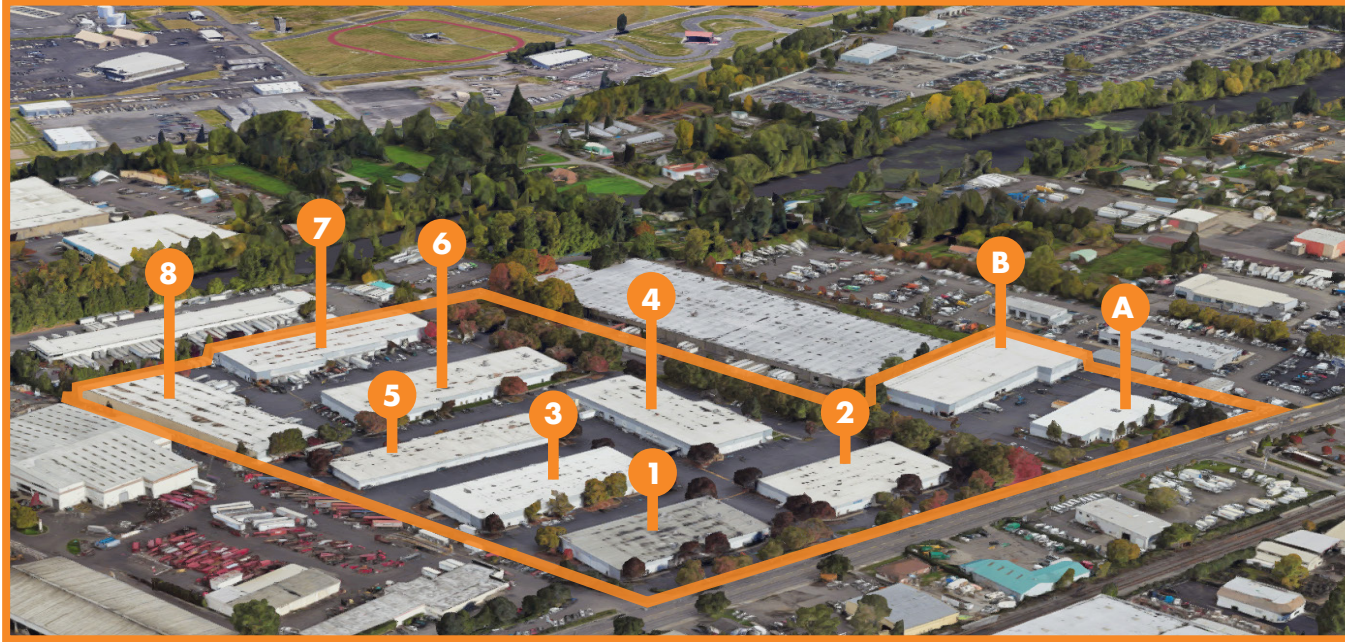
- ± 3,624 to 29,747 SF available
- Very functional truck court with ample room for truck & trailer access
- Wet sprinkler system
- 3- electrical power
- Largest institutional grade business park in the Columbia Corridor submarket
- Professionally operated and managed
- Located with close proximity to the I-5 and 205 freeway interchange, PDX Airport and Cascade Station
- Call brokers for lease rate



Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.

COLUMBIA COMMERCE PARK

SITE PLAN



UNDER NEW OWNERSHIP **bkm**



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AVAILABILITIES

BUILDING	SUITE	TOTAL SF	OFFICE SF	GRADE DOORS	DOCK HIGH DOORS	LEASE RATE
A	6011	20,645	965	4	6	Call for rate
4	6427	14,406	2,352	2	3	Call for rate
4	6428	15,575	3,023	0	5	Call for rate
5	5765	3,727	482	2	0	Call for rate
5	5769	7,463	1,517	2	0	Call for rate
5	5777	3,624	1,139	1	0	Call for rate
5	5783	4,319	1,308	1	0	\$1.10 PSF/Mo., NNN
6	6631	9,223	3,014	1	2	Call for rate
6	6623	20,156	6,116	2	6	Call for rate
7	6763	29,747	3,154	4	8	Call for rate

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PROPERTY PHOTOS

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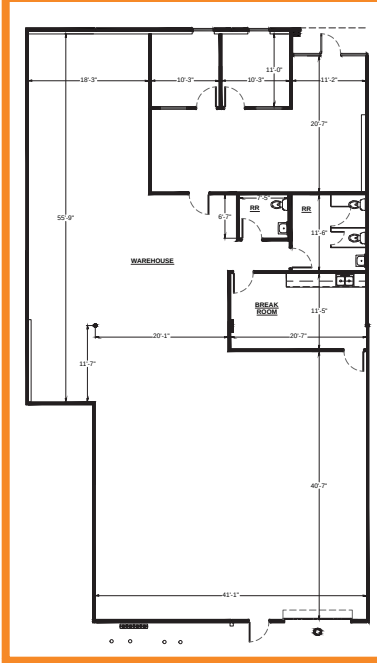
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FLOOR PLANS

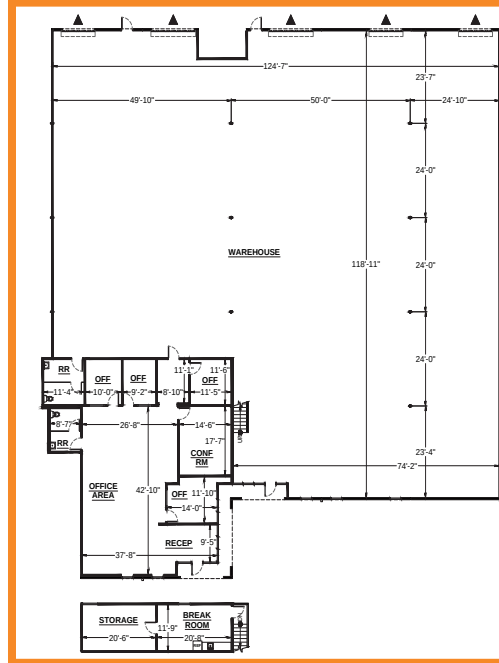
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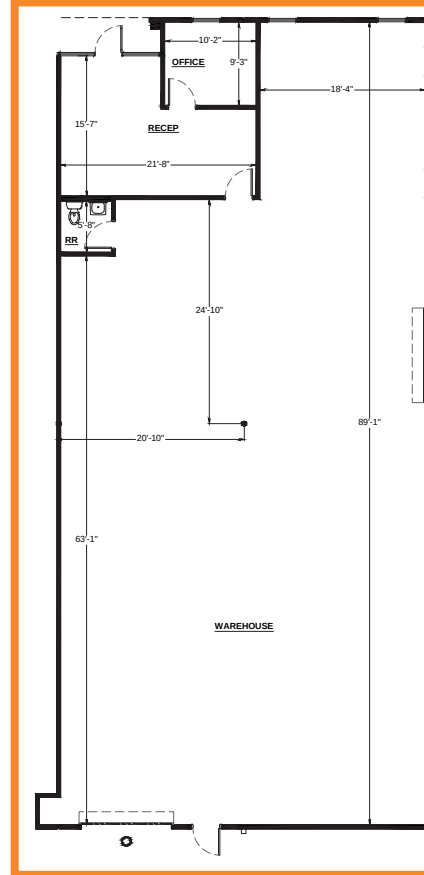
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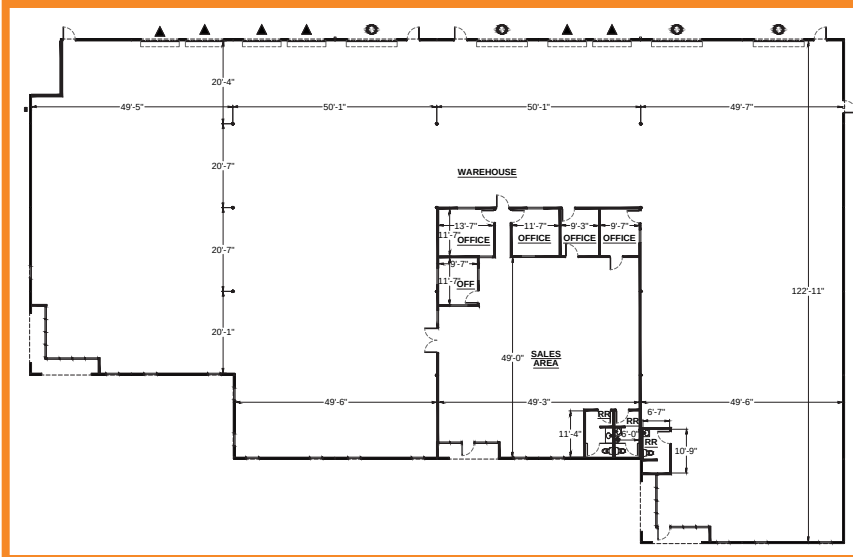
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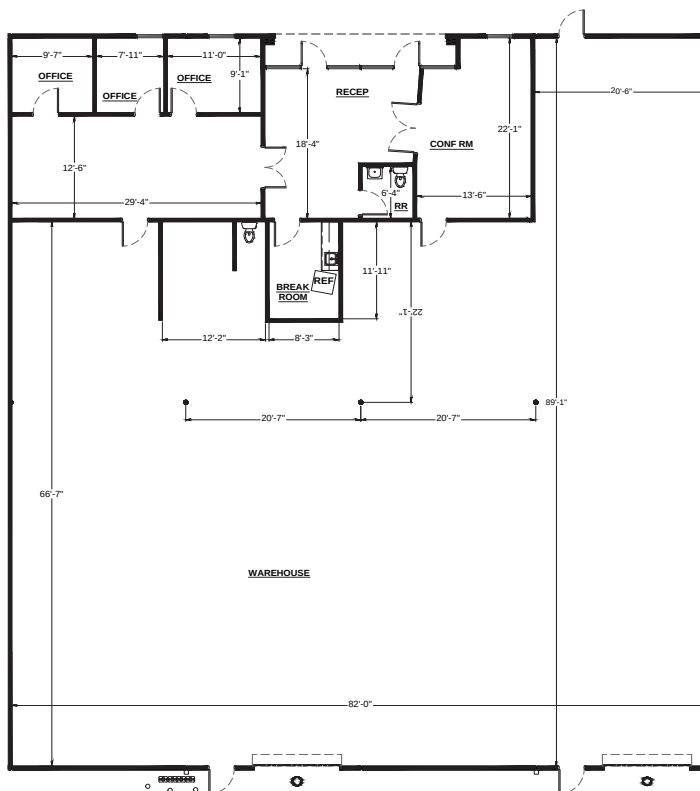
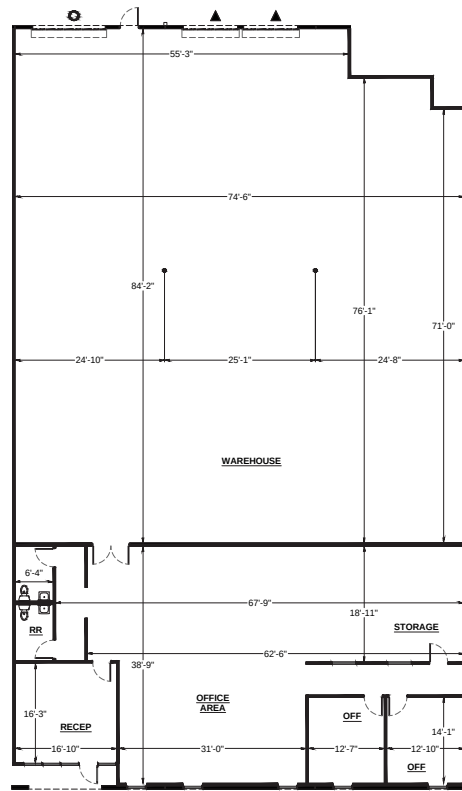
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FLOOR PLANS

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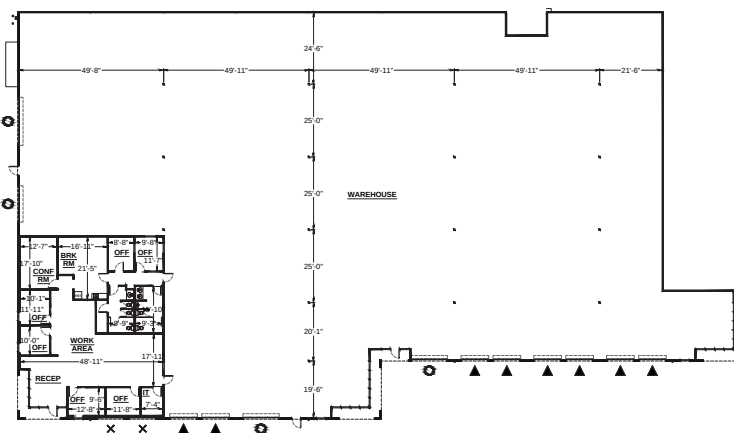


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FLOOR PLANS



UNDER NEW OWNERSHIP

Floor plan of the second floor showing the following areas and dimensions:

- BREAK ROOM:** Located in the top left corner, measuring 15' 4" by 13' 5".
- OFFICE:** Located to the right of the Break Room, measuring 10' 2" by 17' 5".
- OFFICE AREA:** A large open area to the right of the Office, measuring 22' 3" by 60' 10".
- WAREHOUSE:** A large open area at the bottom, measuring 60' 10" by 61' 10".
- Entrances:** There are two main entrances. One is located on the left wall, measuring 7' 3" wide. The other is located on the bottom wall, measuring 17' 3" wide.
- Restrooms:** There are two restrooms located near the left entrance, labeled "M" (Men) and "W" (Women).
- Staircase:** A staircase is located near the restrooms, labeled "STAIRS".
- Dimensions:**
 - Top left section: 15' 4" (width) x 13' 5" (height).
 - Top middle section: 10' 2" (width) x 17' 5" (height).
 - Top right section: 22' 3" (width) x 60' 10" (height).
 - Bottom section: 60' 10" (width) x 61' 10" (height).
 - Left entrance: 7' 3" (width).
 - Bottom entrance: 17' 3" (width).

This floor plan shows a large rectangular building. The main area is labeled **WAREHOUSE**. On the left side, there is a smaller section containing several rooms: two offices (OFF), a break room (BRK RM), a reception area (RECEP), and restrooms (RR). The plan includes numerous dimensions for the overall building and individual rooms. For example, the total width is 99'-3" and the total depth is 73'-2". The office area has a total width of 29'-1" and a depth of 16'-2". Specific room dimensions include 12'-2" for an office, 12'-1" for another office, 5'-0" for a narrow hallway, 14'-3" for the reception area, and 11'-6" for another office. The restrooms are 6'-6" wide. The plan also shows a series of three triangles along the bottom edge, possibly representing a loading dock or entrance.

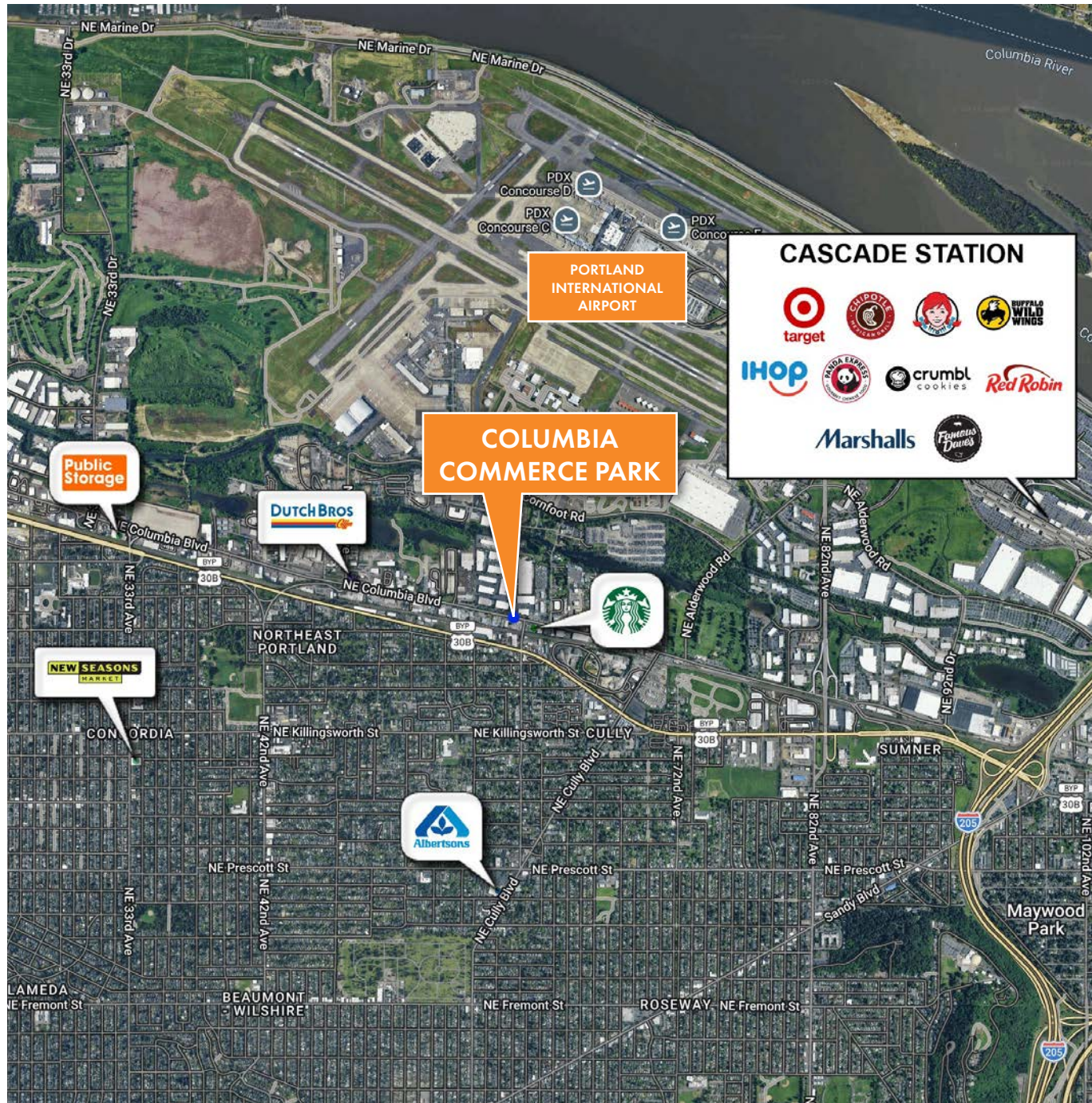
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COLUMBIA COMMERCE PARK

MAP & NEARBY AMENITIES

UNDER NEW OWNERSHIP



NEARBY AMENITIES

Portland International Airport
Cascade Station
Starbucks & Dutch Bros
Albertsons & New Seasons
I-5 & NE Lombard St

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