

INDUSTRIAL/WAREHOUSE FOR LEASE

Guilds Lake Industrial Park

4330 NW Yeon Avenue, Portland, OR 97210
Building 1



Key Features



12,038 sq. ft. shell



1,933 sq. ft. office



1 grade door
2 dock doors

20' clear height

Excellent exposure with
Yeon Ave frontage

LED lighting

Prominent industrial hub with
easy access to I-405, I-5 and
Port of Portland

Available 5/1/2026

Lease Rate (NNN):

\$0.85/sq. ft. shell

\$1.10/sq. ft. office

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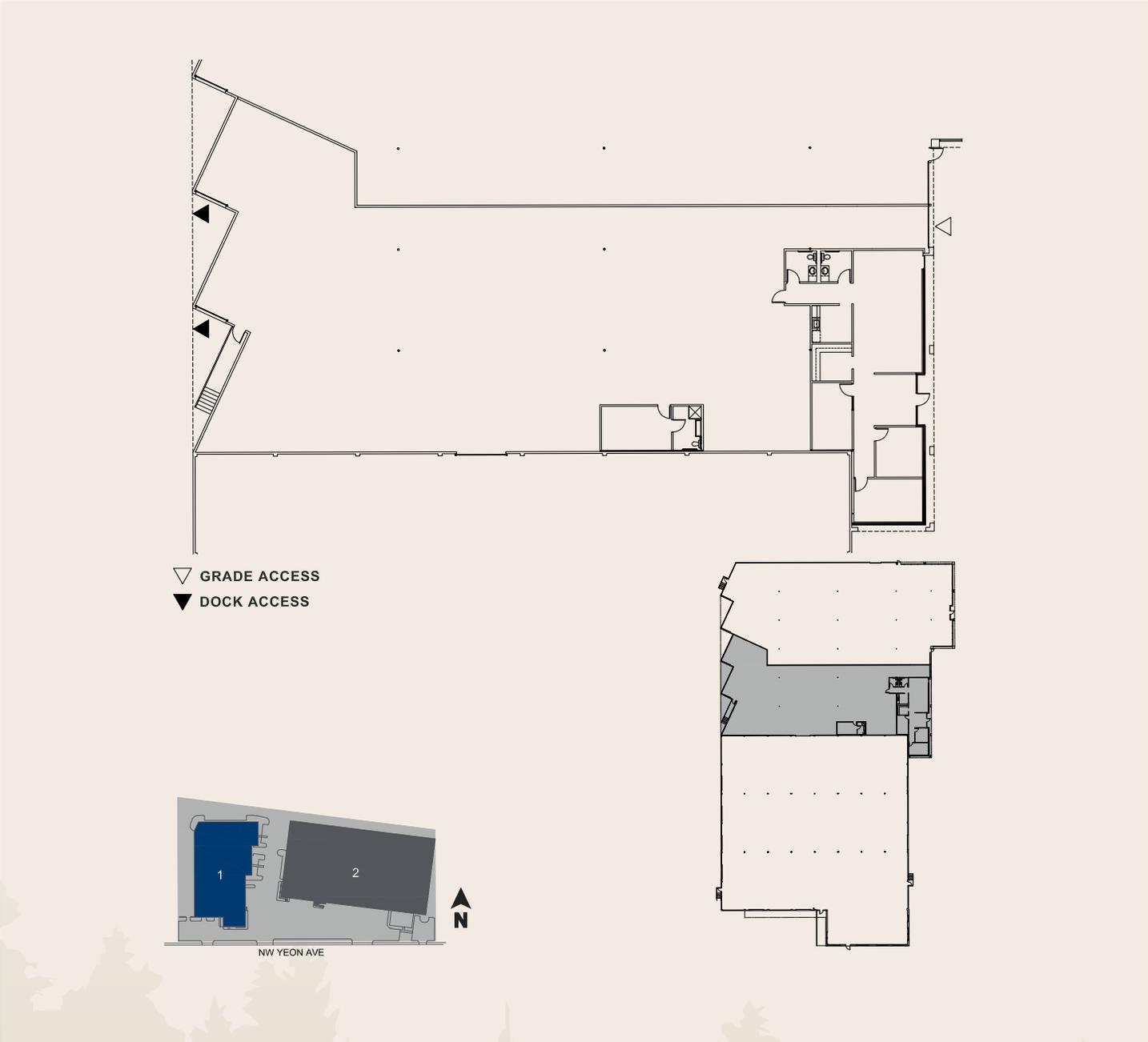
Owned & Managed by

PACTRUST

Space Plan

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12,038 Sq. Ft.



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