## Guilds Lake Industrial Park

4250 NW Yeon Avenue, Portland, OR 97210 Building 2





© 2024 PacTrust. All information supplied herein, including but not limited to measurements, dimensions, an specifications, is deemed reliable but is not guaranteed and should be independently verified. Any reliance on th information contained herein is at the user's own risk.

## Key Features



34,510 sq. ft. shell



1,412 sq. ft. office



5 dock doorswith levelers2 rail doors

21' clear height

**LED** lighting

Rail served by Union Pacific and BNSF

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

Lease Rate (NNN): \$0.85/sq. ft. shell \$1.10/sq. ft. office

Jake Bigby jakeb@pactrust.com

Caitlin Knecht caitlink@pactrust.com

503.624.6300

Owned & Managed by

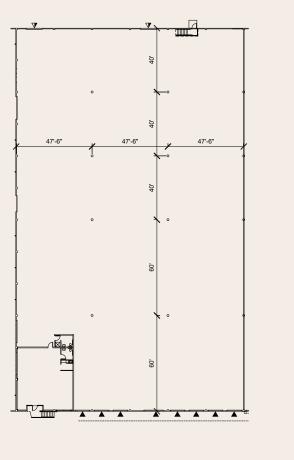
PACTRUST

## **PACTRUST**

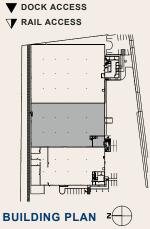
## **Space Plan**

4250 NW Yeon Avenue, Portland, OR 97210

34,510 Sq. Ft.







**PROPOSED PLAN** 

Jake Bigby jakeb@pactrust.com

Caitlin Knecht caitlink@pactrust.com

503.624.6300 www.PacTrust.com