

# GUILDS LAKE INDUSTRIAL PARK

12,038 Sq. Ft.  
Warehouse/Industrial  
Space For Lease



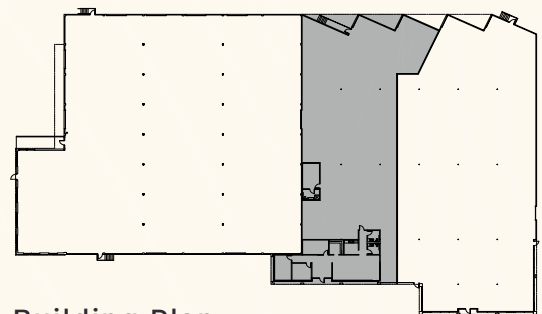
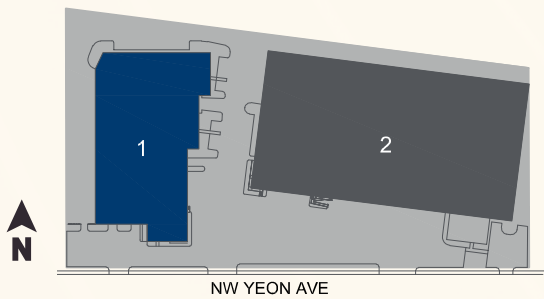
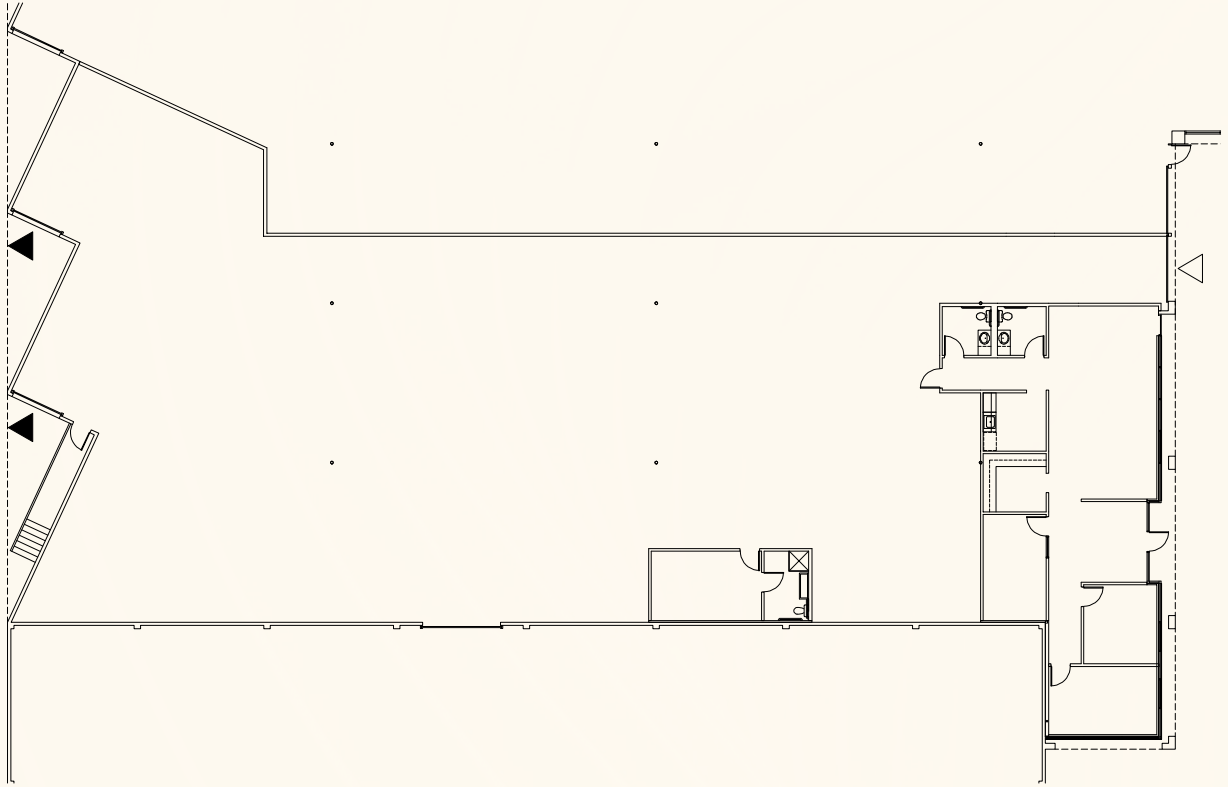
4330 NW Yeon Ave, Portland, OR 97210

**PACTRUST**

### Space Plan | 20' Clear Height

**PacTRUST**

- ▲ Dock Access
- △ Grade Access



**Building Plan**

# Key Features



12,038 sq. ft shell



1,933 sq. ft. office



1 grade door  
2 dock doors

LED lighting

Excellent exposure with Yeon Ave  
frontage

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

**Lease Rate:**  
**\$0.85/sq. ft. shell**  
**\$1.10/sq. ft. office**

**NNN Lease**



Building 1



Suite 4330



# Leasing Contacts

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Owned & Managed by

**PacTrust**

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