

# GUILDS LAKE INDUSTRIAL PARK

34,510 Sq. Ft.  
Warehouse/Industrial  
Space For Lease



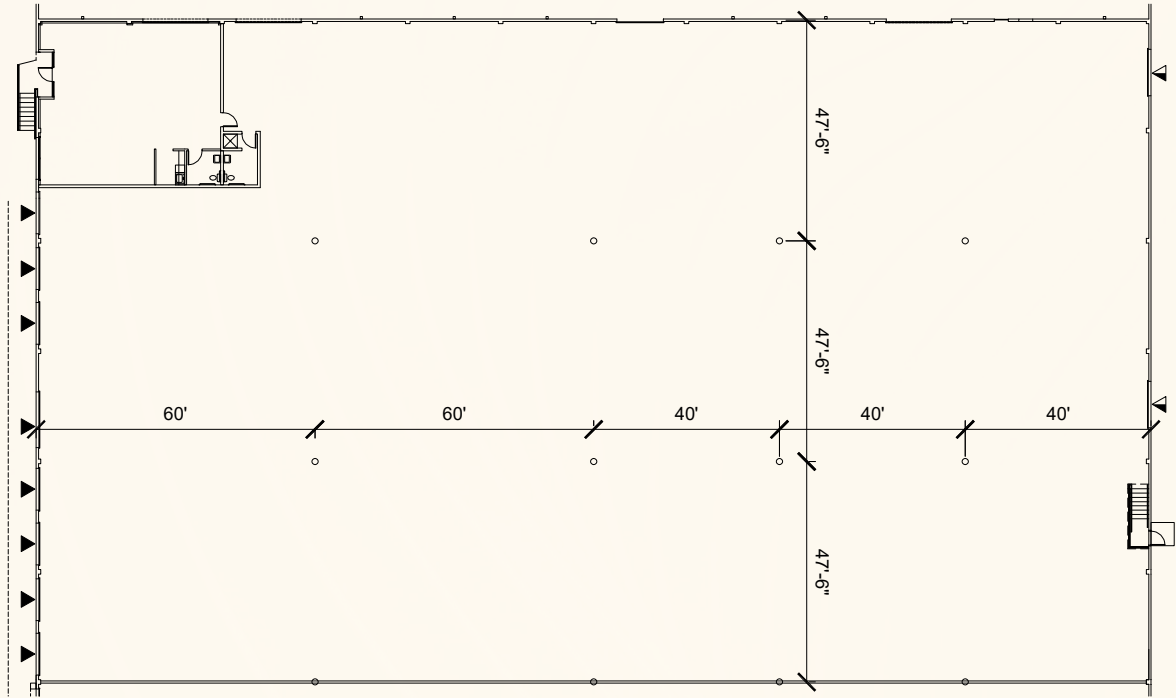
4250 NW Yeon Ave, Portland, OR 97210

**PACTRUST**

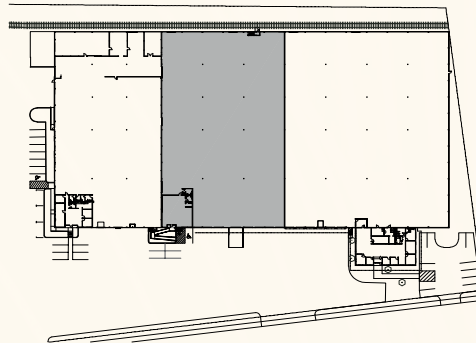
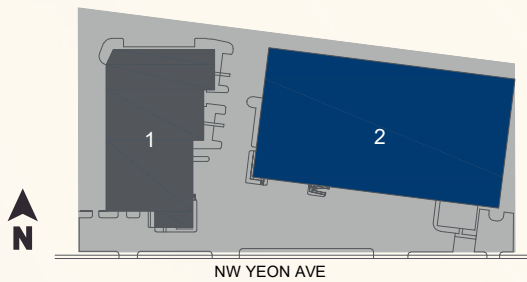
### Space Plan | 21' Clear Height

**PacTRUST**

- ▲ Dock Access
- ▲ Rail Access



### Building Plan



# Key Features



34,510 sq. ft shell



1,412 sq. ft. office



8 grade door  
2 rail doors

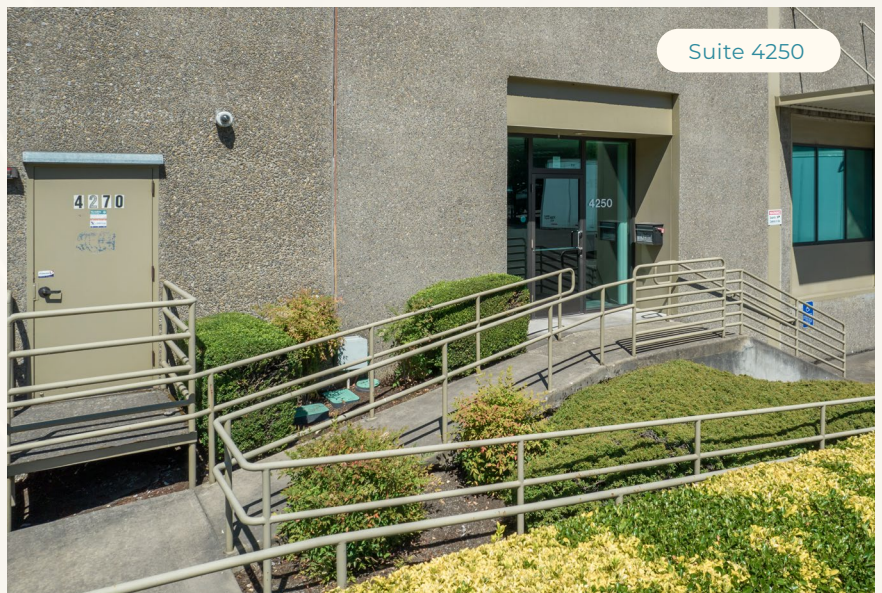
LED lighting

Rail served by Union Pacific and  
BNSF

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

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

**NNN Lease**



# Leasing Contacts

Jake Bigby

jakeb@pactrust.com

Caitlin Knecht

caitlink@pactrust.com

503.624.6300

www.pactrust.com

Owned & Managed by

**PacTrust**

Guilds Lake Industrial Park  
Warehouse/Industrial Space For Lease

4250 NW Yeon Ave  
Portland, OR 97210

