

FOR SUBLEASE

WILSONVILLE DISTRIBUTION CENTER

150,000 SF – 516,693 SF Distribution Center with unmatched access to I-5

29555 SW BOONES FERRY ROAD, WILSONVILLE, OR

Exclusively listed by

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 **Kidder
Mathews**

FOR SUBLEASE - 150,000 SF - 516,693 SF

MAXIMIZE YOUR SUPPLY CHAIN

*A rare headquarter opportunity at one
of Greater Portland's largest industrial
distribution center availabilities with
unrivaled access to I-5*

150,000 - 516,693

TOTAL RENTABLE SF

29.8 AC

TOTAL LAND AREA

14K SF

TOTAL OFFICE AREA



AVAILABLE FOR SUBLEASE

KIDDER MATHEWS

FOR SUBLEASE - 150,000 SF - 516,693 SF

PROPERTY HIGHLIGHTS

Directly off the I-5 Interchange in Wilsonville, making this one of the best located distribution facilities available in the Portland Metro area

Cross loaded distribution facility with 540' depth, ideal for inbound/outbound flow through distribution

Generous truck staging areas with abundant trailer parking

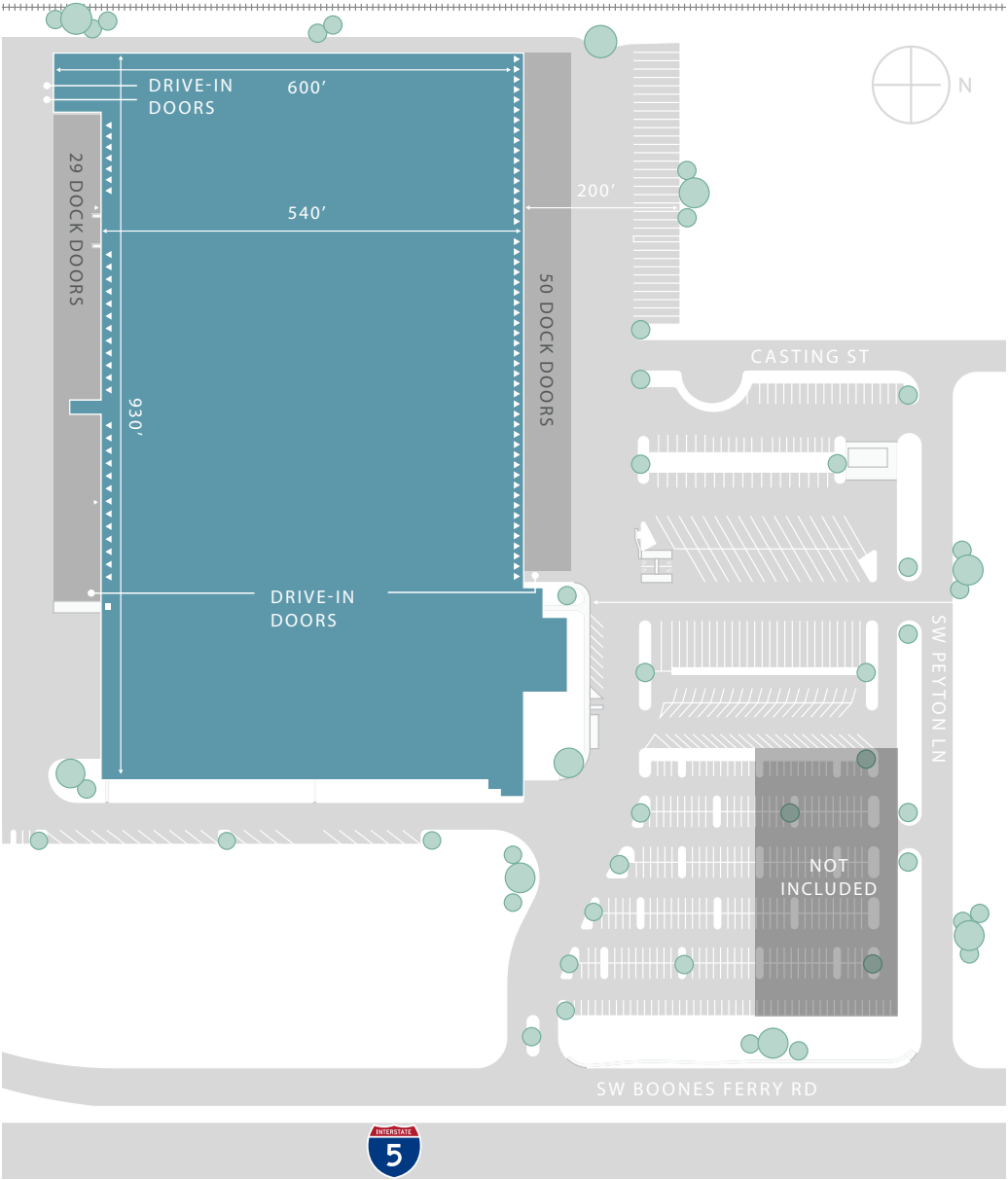
14,014 SF office including large break room/locker room facilities

Located in-between two major interstate freeway interchanges, about a quarter mile away

The property features a well-equipped two-bay truck maintenance building



FOR SUBLEASE - 150,000 SF - 516,693 SF



PROPERTY SUMMARY

PARCEL NO.	31W14D 01903
ZONING	PDI (Planned Development Industrial)
TOTAL RSF	150,000 - 516,693
OFFICE SF	Approximately 14,000 SF
LAND SIZE	29.8 acres (1,298,088 SF)
FAR	39.8%
CONSTRUCTION	Concrete tilt-up
WAREHOUSE CLEARANCE	Approximately 80% of building 35'-37' Balance 28'
DOCK HIGH DOORS	79 total, 76 with pit levelers and shelters
GRADE LEVEL DOORS	4
SPRINKLERS	ESFR
ELECTRICAL	Heavy Electrical, distributed throughout
HVAC	6 rooftop units
AUTO PARKING	Minimum 242 spaces
TRAILER PARKING	151 spaces, can be converted to auto parking
TRACTOR PARKING	20 spaces
RENTAL RATE	Call for quote

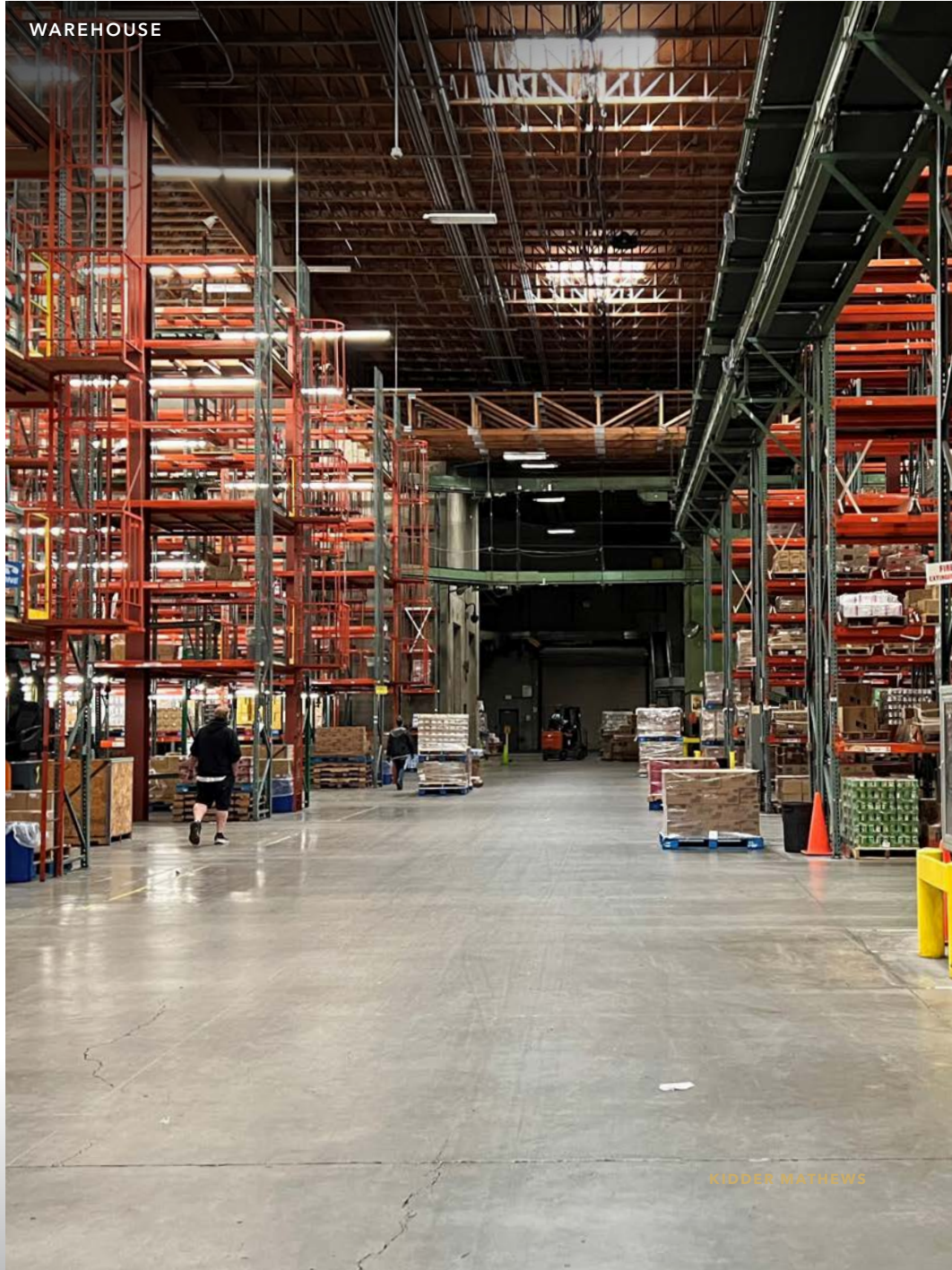
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HEAVY ELECTRICAL SERVICE



AVAILABLE FOR SUBLEASE

WAREHOUSE



KIDDER MATTHEWS

SEAMLESSLY CONNECTED

*Directly adjacent to
Interstate 5*

This sublease space, located at Wilsonville Distribution Center, is in the heart of Oregon's distribution hub providing superior connectivity

20 MIN

TO DOWNTOWN PDX

3.5 HR

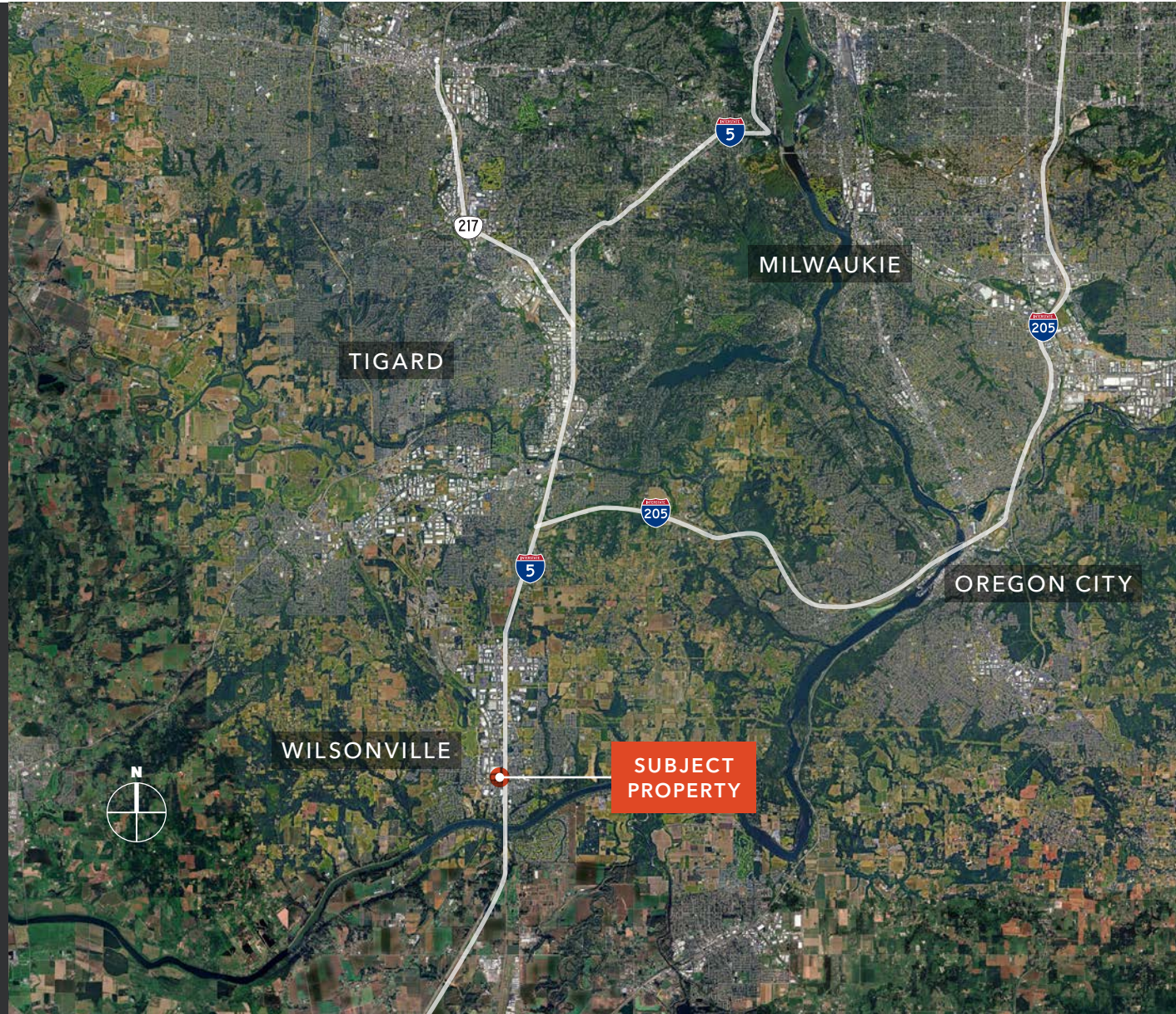
TO SEATTLE

9 HR

TO SACRAMENTO

10 HR

TO SAN FRANCISCO



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km Kidder Mathews