



ARES
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MANAGEMENT

SANDY BLVD INDUSTRIAL PARK I

19379 NE SANDY BLVD, PORTLAND, OR

FOR LEASE | 110,525 SQ FT | Class A Warehouse Facility



TOM TALBOT, SIOR
503-221-2270

SCOTT MURPHY, SIOR
503-221-2287

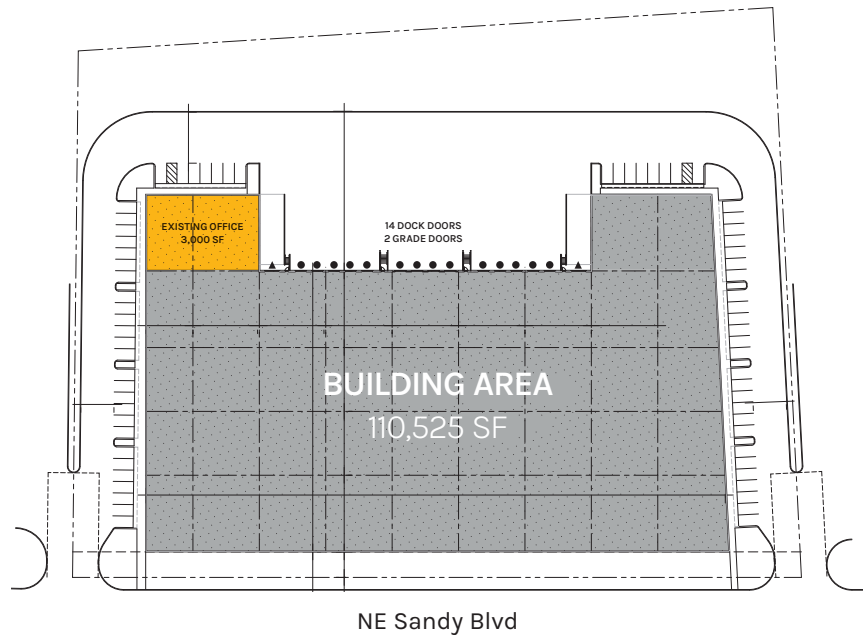
DEVELOPED AND MANAGED BY



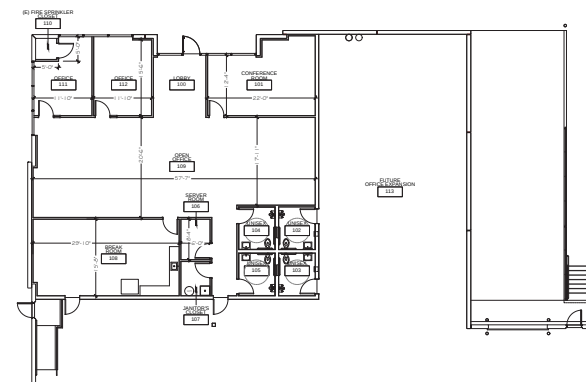
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Property FEATURES

- Construction completed in 2020
- 3,000 SF of existing office
- 32' clear height
- 14 dock-high & 2 grade-level loading doors
- Freestanding building with visibility on NE Sandy Blvd
- ESFR sprinklers
- Bay Spacing: 60'x 52' Speed Bay
52' x 50' Typical
- Truck Court: 125'-0"
- Tenant amenities include close-by gas stations, restaurants, and hotels
- Gates in place to fully secure truck parking lot



OFFICE PLAN



LEGEND

- Existing Office
- Warehouse
- Drive Through Doors
- Dock Doors



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Location HIGHLIGHTS

- Visibility from NE Sandy Blvd
- Excellent access to I-84 and I-205
- 1.4 miles to I-84 on-ramp
- 5 miles to I-205 on-ramp

- 12,159+ VPD on NE Sandy Blvd
- 20 minutes to downtown Portland
- 20 minutes to Vancouver, WA
- 13 minutes to Portland International Airport



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ABOUT ARES MANAGEMENT CORPORATION

Ares Management Corporation (NYSE: ARES) is a leading global alternative investment manager offering clients complementary primary and secondary investment solutions across the credit, private equity, real estate and infrastructure asset classes. We seek to provide flexible capital to support businesses and create value for our stakeholders and within our communities. By collaborating across our investment groups, we aim to generate consistent and attractive investment returns throughout market cycles. For more information, please visit www.aresmgmt.com.



TOM TALBOT, SIOB

101 SW Main St, Suite 1200
Portland, OR 97219
503-221-2270

SCOTT MURPHY, SIOB

101 SW Main St, Suite 1200
Portland, OR 97219
503-221-2287



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