

FOR LEASE

7900 NE LOMBARD ST

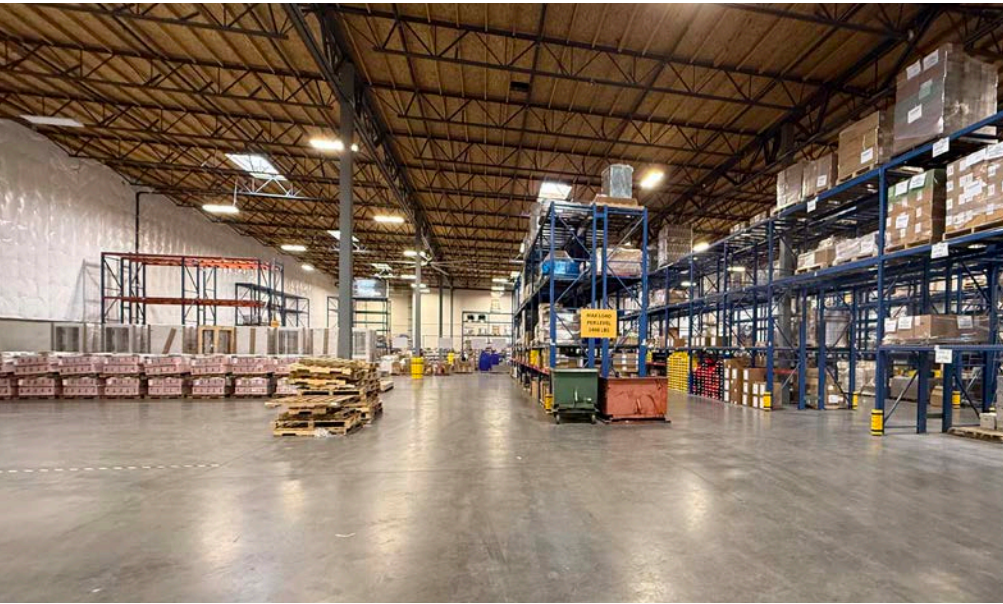
PORTLAND, OR 97218

*Freestanding 50,400 SF Modern Industrial
Facility with Secured Parking on 5.08 AC*



KIDDER.COM

km Kidder
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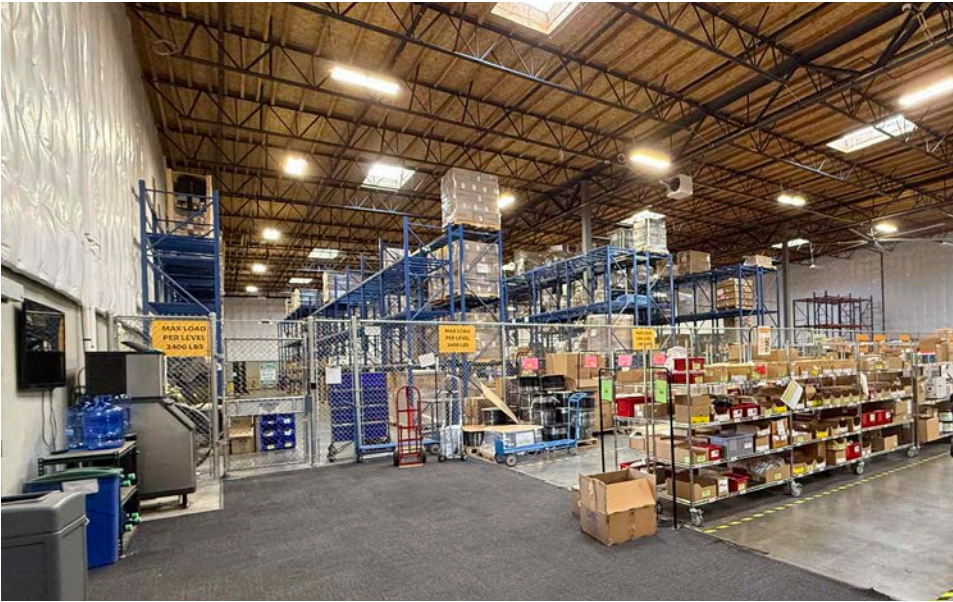


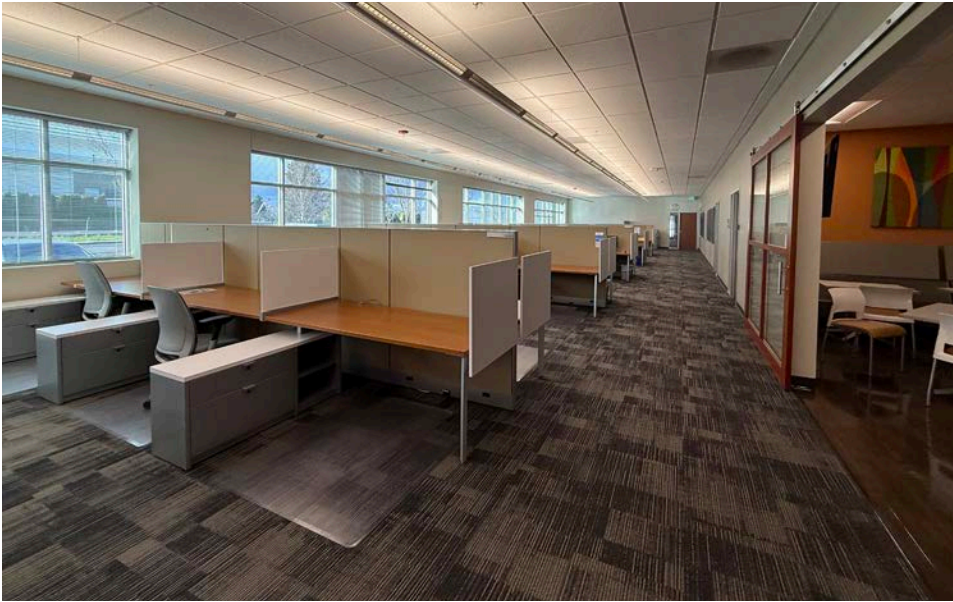
Premier freestanding 50,400 SF industrial building with 2.27 acres of secured fleet parking area on a total 5.08-acre site.

TOTAL BUILDING	50,400 SF
OFFICE/CLIMATE-CONTROLLED AREA	±24,960 SF
WAREHOUSE	Fully insulated warehouse
LAND SIZE	5.08 AC
SECURED PARKING	2.27 AC of site is paved & fenced with electronic access points for fleet parking or outside storage area.
CLEAR HEIGHT	±24'
SPRINKLER	High-density sprinkler system designed to accommodate high hazard commodities up to Group A Plastics.
POWER	Up to 1600 amps of 277/480V electrical capacity
LOADING	3 dock-high doors; 1 grade-level door
PARKING	225 Auto stalls, 21 Box truck stalls, 10 Van stalls
AVAILABILITY	October 2026

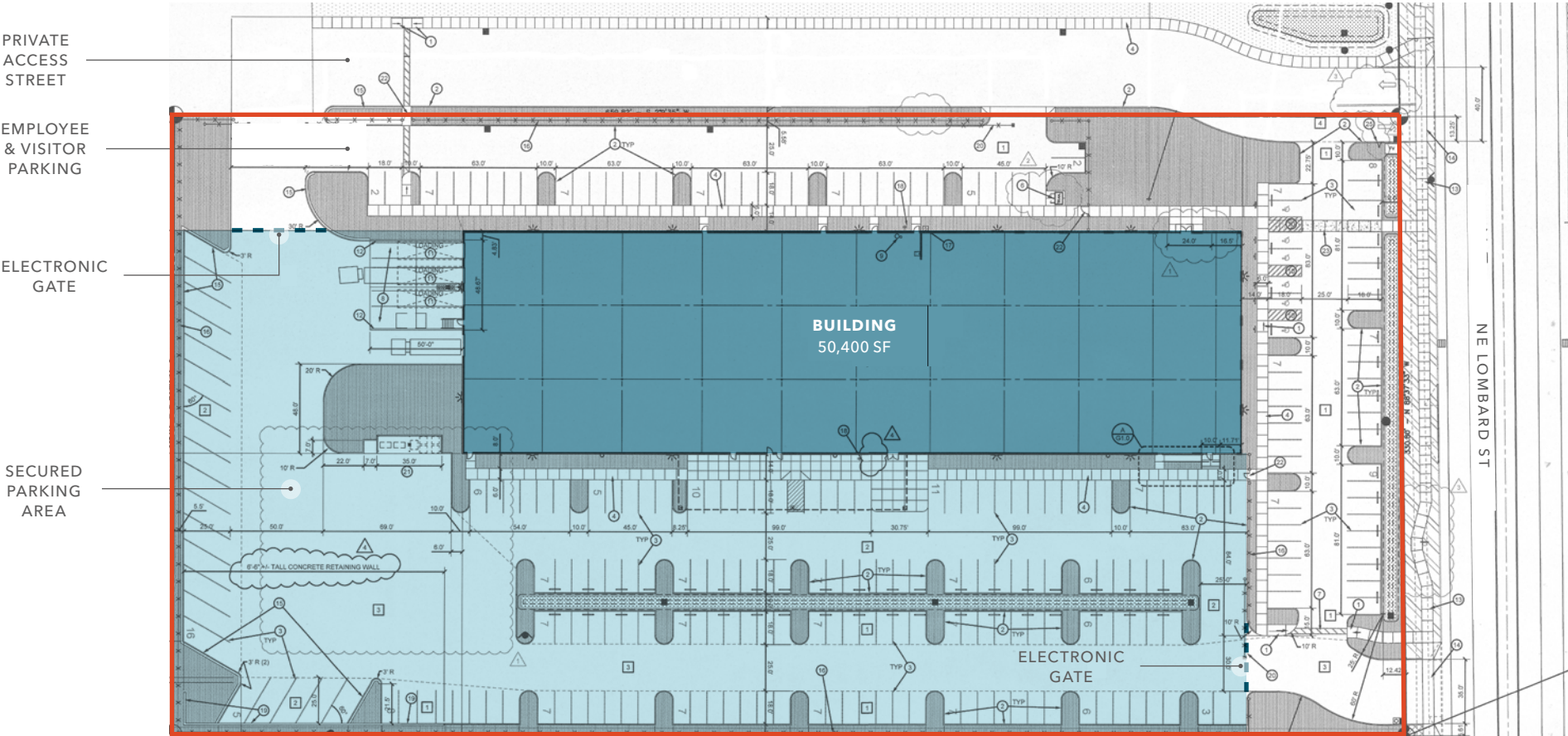
50,400 SF
TOTAL BUILDING AREA

5.08 AC
LAND AREA





SITE PLAN



5.08 AC

TOTAL SITE SIZE*

2.27 AC

FENCED/SECURED
PARKING AREA

256

PARKING STALLS**

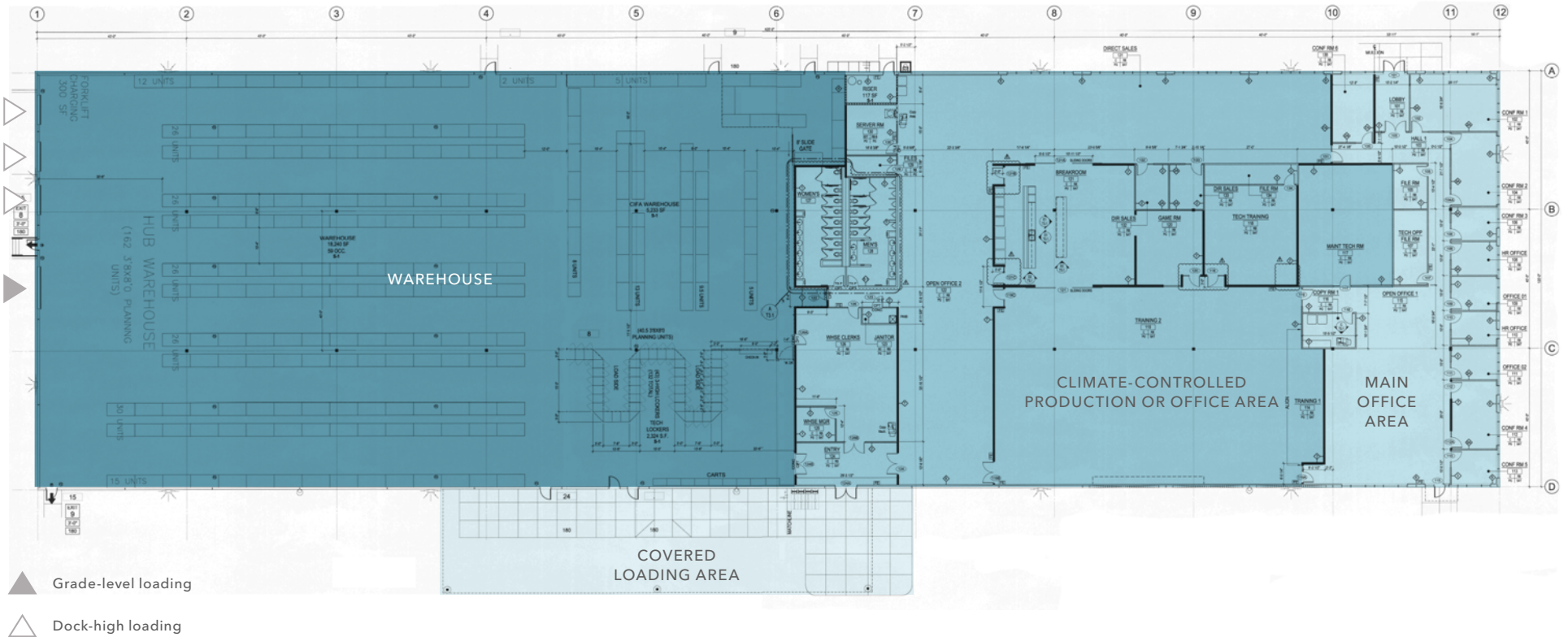
CIRCULATION

TWO POINTS OF ELECTRONIC GATED INGRESS/
EGRESS TO FENCED PARKING AREA WITH FULL
CIRCULATION CAPABILITY AROUND BUILDING

*Additional land available adjacent to
property if required.

** Includes 21 box truck stalls and 10
van stalls.

BUILDING FLOOR PLAN



50,400 SF total building including approximately 24,960 SF office/climate-controlled area.

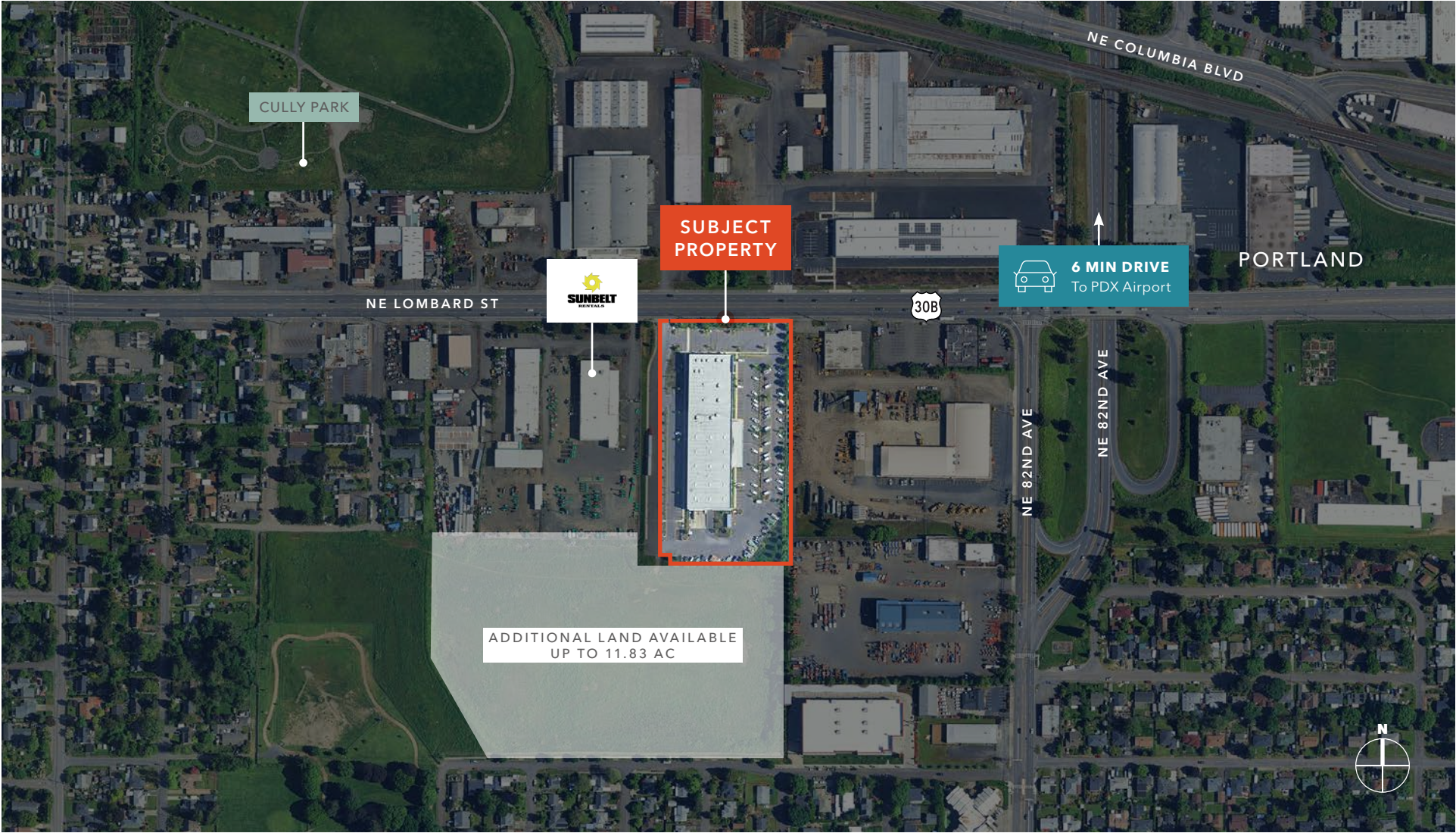
24' clear height, fully insulated warehouse with high density sprinkler system designed to accommodate high hazard commodities up to Group A Plastics with dock and grade loading.

Exterior covered fleet vehicle loading area.

High-occupancy restroom and break room facilities.

Climate-controlled area adjacent to the main office area could be used for production, fulfillment, light assembly, training room, conditioned storage or additional office area.

AERIAL SITE OVERVIEW



PRIME INDUSTRIAL LOCATION WITH REGIONAL ACCESS

PREMIER REGIONAL CONNECTIVITY

Immediate access to I-205 with direct connections to I-84 and I-5, plus close proximity to Portland International Airport (PDX), provides efficient regional and national access.

ESTABLISHED INDUSTRIAL HUB

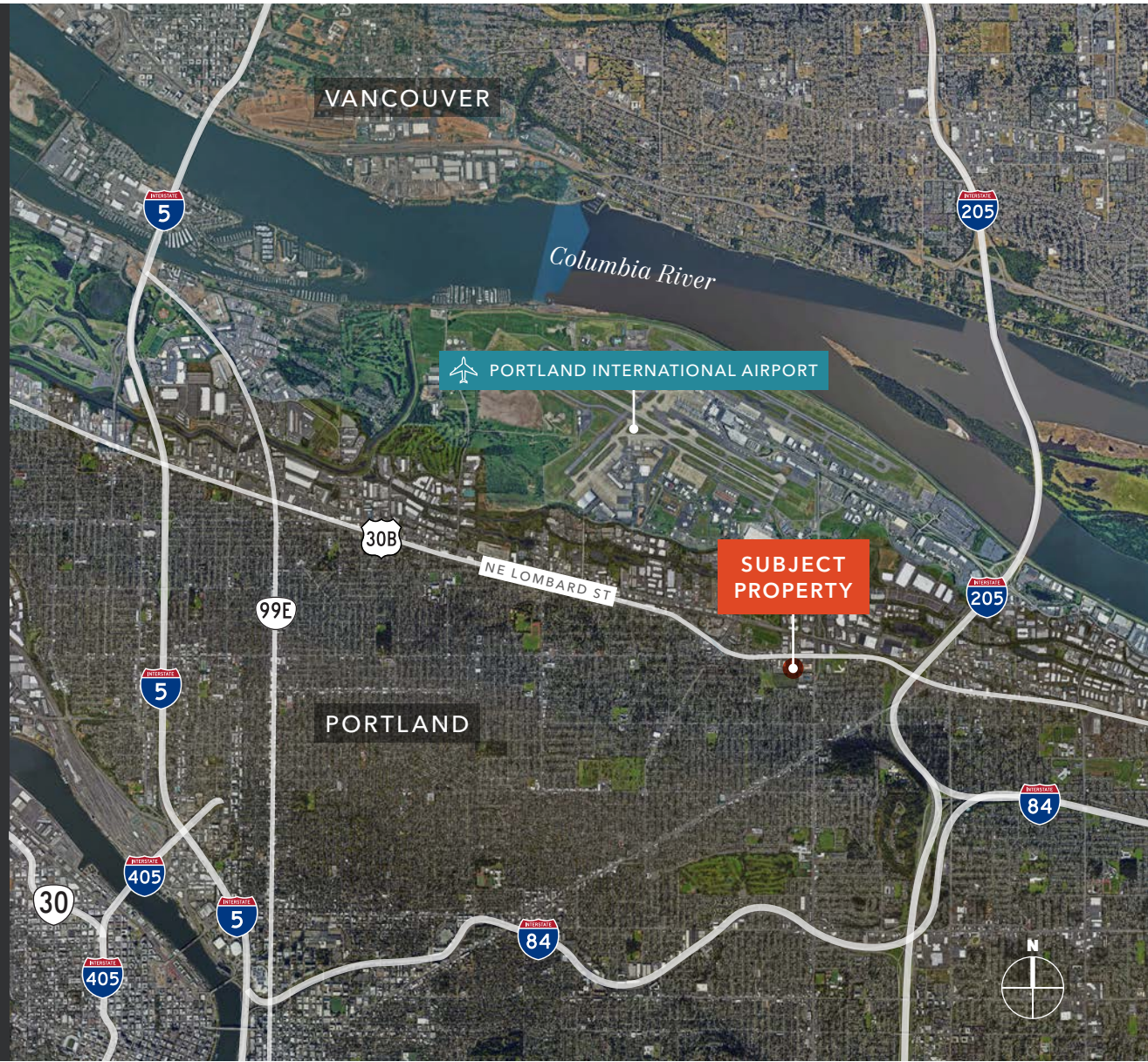
Located within a dense Northeast Portland industrial corridor, surrounded by manufacturing and distribution users, supporting strong labor access and supply chain efficiency.

LESS THAN 1 MI

FROM I-205 INTERCHANGE

2 MI

FROM PDX AIRPORT



7900 NE LOMBARD ST



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