

# Land Available

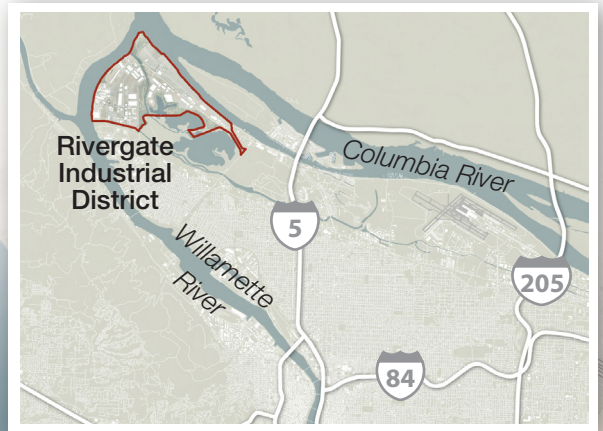
## Rivergate Industrial District - Portland, Oregon

- **Sites:** Properties available for purchase or lease depending on the use of the site
- **Use:** General Industrial. Development is subject to Port's Rivergate Development Standards
- **Features:**
  - Easy access to marine terminals, railroads, interstate freeways and airport
  - Enterprise, E-commerce and Foreign Trade Zones
  - Existing utility service
  - Minutes away from I-5
- **Amenities:**
  - Wildlife preserve
  - Trails, bike paths
  - Restaurants nearby

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### For lease

- 4** 8.1 acres
- 5** 9.2 acres
- 8** 7.9 acres



# Regional Domestic Distribution Hub

## Oregon advantages

- Best Pacific Northwest overnight truck reach
- Only river grade route through the Cascades
- Liberal truck length and weight limits
- Vast coverage by major truck carriers

## Portland advantages

- No congestion: The Port of Portland remains uncongested with truck times of about 30 minutes.
- Better domestic truck and rail equipment availability: Equipment availability is less seasonal compared to other West Coast ports.
- Land and space for warehousing available close to terminal: Lower drayage cost.



This flyer is for informational purposes only and should not be construed as an offer to sell or lease or otherwise be binding. The terms of any proposed sale or lease are contingent upon the execution of a purchase and sale agreement or lease agreement acceptable to each party and approval of the Port of Portland Commission. Potential leasees or buyers are responsible for verifying the information on this flyer as part of their own due diligence.