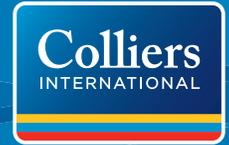


FOR LEASE > BUILDING A



# Birtcher Center at Townsend Way

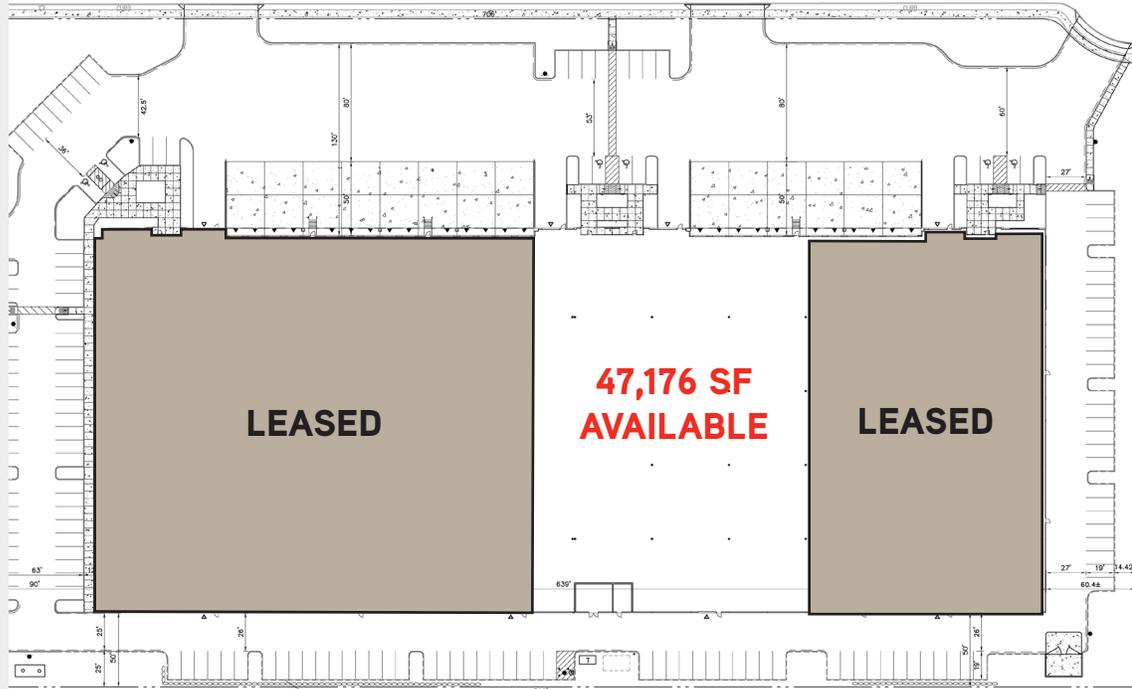
23040 NE TOWNSEND WAY FAIRVIEW, OREGON 97024

## Contact Us

Paul F. Breuer, SIOR  
Senior Vice President  
+1 503 499 0061  
Portland, Oregon  
[paul.breuer@colliers.com](mailto:paul.breuer@colliers.com)

Jerry Matson, SIOR, MBA  
Associate Vice President  
+1 503 499 0077  
Portland, Oregon  
[jerry.matson@colliers.com](mailto:jerry.matson@colliers.com)

## Building A - Floor Plan



COLLIERS INTERNATIONAL  
601 SW Second Avenue  
Suite 1950  
Portland, Oregon 97204  
[www.colliers.com](http://www.colliers.com)

Birtcher Center Fairview at Townsend Way, LLC



Accelerating success.



## Contact Us

Paul F. Breuer, SIOR  
Senior Vice President  
+1 503 499 0061  
Portland, Oregon  
[paul.breuer@colliers.com](mailto:paul.breuer@colliers.com)

Jerry Matson, SIOR, MBA  
Associate Vice President  
+1 503 499 0077  
Portland, Oregon  
[jerry.matson@colliers.com](mailto:jerry.matson@colliers.com)

COLLIERS INTERNATIONAL  
601 SW Second Avenue  
Suite 1950  
Portland, Oregon 97204  
[www.colliers.com](http://www.colliers.com)

## Building A - Highlights

> Building Size	166,140 SF
> Site Size	355,250 SF
> Clear Height	30'
> Dock Doors	25
> Grade Doors	8
> Concrete Dock Aprons	50'
> Column Spacing	52' wide by 50' deep with 60' deep speed aisle
> Car Parking	.83/1,000
> Truck Staging Distance	130'
> Floor Slab Thickness & Reinforcing Material	6" with number 4 rebar 24" on center
> Floor PSI/Loading	350 lbs
> Sprinkler System Rating	ESFR
> Warehouse Lighting	To tenant specifications
> Electrical Service	1,600 Amp 480 volt 3ph power
> Water Size	1 1/2"
> Sanitary Sewer Size	6"
> Roof Insulation	R-19
> Roof System	4-ply built-up with reflective cap sheet
> Skylights	55 Total - 1 per 3,020 SF
> Estimated CAM Costs	\$0.117 PSF/MO
> Heating	Cambridge gas fired roof top units with freeze protection

## Building A - Rates

> Lease Rate	\$0.36/\$0.75
--------------	---------------