

# 10001 North Rivergate

Value-Add Opportunity to Acquire an Infill IOS Site with  
Future Industrial Development Upside In Portland's  
Coveted Rivergate Submarket



# The Offering

**JLL Industrial Capital Markets, as exclusive advisor, is pleased to present the opportunity to acquire the fee-simple interest in 10001 N Rivergate Blvd, “the Site” or “the Property” – a strategic 15.01-acre parcel with an existing +/- 75,400 SF warehouse in Portland’s coveted Rivergate submarket. This rare offering combines immediate Industrial Outdoor Storage (IOS) potential with long-term industrial development upside of over 250,000 SF.**

Strategically positioned just 2.2 miles from the Port of Portland, 6.6 miles from I-5, and 11.6 miles from Portland International Airport, 10001 N Rivergate Blvd offers unparalleled access to key transportation networks, connecting the entire Pacific Northwest Region and the greater West Coast. The Property’s location within Foreign Trade Zone 45 and the Portland Enterprise Zone provides significant tax advantages while maintaining proximity to Portland’s robust industrial market and skilled labor force.

The Rivergate submarket has demonstrated exceptional fundamentals, with impressive rent growth of 53.6% since 2019 and a 5.4% average direct vacancy rate over the past 10 years. The submarket’s limited new supply, coupled with its premier location as a vital transportation and logistics hub, positions 10001 N Rivergate Blvd for continued strong performance and rent growth in the coming years.

The Site’s Heavy Industrial (IH) zoning and rare rectangular parcel shape offers flexibility for various uses including manufacturing, warehousing, and freight movement. The Property’s 12% current site coverage and lack of maximum height or FAR restrictions present significant development potential for investors looking to capitalize on the growing demand for industrial space in this land-constrained market.

10001 N Rivergate Blvd represents a premier investment opportunity in one of the Pacific Northwest’s most dynamic infill industrial submarkets, offering both immediate income potential through IOS use and long-term value creation through industrial development.



# Property Summary

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**10001 N Riversgate BLVD**

Address

**Heavy Industrial (IH)**

Current Zoning



**Riversgate**

Submarket

**Manufacturing, warehouse  
& freight movement,  
wholesale sales, industrial  
services, and railroad yards**

Permitted Uses



**15.01 ACRES / 653,836 SF**

Land

**None**

Maximum Height



**R256301**

Parcel Number

**None**

Maximum FAR

# Investment Highlights



## Located in Portland's Only Foreign Trade Zone

- + 10001 N Rivergate is strategically located in FTZ 45. Managed by the Port of Portland, this area is critical to supporting businesses, driving job creation, and overall economic growth. The Property's location in this zone offers a significant competitive advantage. This designation allows future tenants to benefit from reduced customs duties on imports, while simultaneously storing and assembling goods before they are distributed into the greater market.
- + The FTZ status is particularly valuable for businesses engaged in international trade, assembly, or distribution, as it allows for the storage and manipulation of goods before they enter US Customs territory. This feature not only attracts a wide range of potential tenants but also positions the Property advantageously in the regional and international supply chain.



## Tax Abatement Program within the Portland Enterprise Zone

- + The Site's inclusion in the Portland Enterprise Zone presents substantial financial benefits for potential investors and tenants. This program offers a 100% property tax abatement for five years on new capital investments, significantly reducing operational costs for businesses.
- + The Enterprise Zone provides job creation incentives and municipal benefits, further enhancing the Property's appeal. These tax advantages make the Site particularly attractive for businesses looking to expand or relocate, potentially increasing demand and property value over time.



One-of-a-kind location with incentives for both landlords & tenants



# Investment Highlights



## Future Site Optionality for Industrial Development

- + 10001 N Rivergate Blvd offers investors significant development upside. The Site's rare rectangular shape and 15.01-acre size present an opportunity to develop a state-of-the-art industrial facility of +/- 250,000 SF. This development potential is particularly valuable given the Property's infill location and the scarcity of similar sites in the Portland MSA.
- + The Heavy Industrial (IH) zoning allows for a wide range of uses, including manufacturing, warehousing, and freight movement, providing flexibility for future development plans. With no maximum height or FAR restrictions, the Site offers unparalleled potential for creating a Class A, large-scale industrial building in one of Portland's most sought-after submarkets.

**Site Optionality Offers Immediate Income with IOS Use and Long-Term Development Upside**



## IOS Value-Add Opportunity

- + The Industrial Outdoor Storage (IOS) sector has seen significant growth, with over \$20 billion raised for IOS investment in the past three years, driving competition for well-located, infill sites. 10001 N Rivergate Blvd is exceptionally positioned to capitalize on this trend, given the lack of available infill IOS sites and the low 3% national IOS vacancy rate, which positions the Property for significant tenant demand and future NOI growth. The Property offers investors a value-add opportunity through high-quality site improvements including pavement upgrades, fencing, LED lighting updates, and landscaping along the exterior.
- + The limited supply of IOS inventory, driven by a scarcity of vacant land near logistics hubs and increasing entitlement challenges, further enhances the Property's desirability. Moreover, the flexibility to repurpose IOS space for higher-and-better uses or traditional industrial purposes presents an attractive value driver, offering opportunities for long-term NOI growth and making 10001 N Rivergate Blvd a compelling investment in this emerging asset class.

# Investment Highlights



## Prime Location with Multi-Modal Transportation Capabilities

- + 10001 N Rivergate Blvd boasts an unparalleled strategic location with exceptional multi-modal transportation access.
- + Immediate access to two transcontinental railroads, BNSF and Union Pacific, within 13 miles of the Property. BNSF, the operator of the largest US rail network, is currently initiating a 141-mile short rail service between Tacoma, WA and Portland.
- + Just six miles from I-5, the Property can easily access Portland's major highway networks, I-205 and I-84, in just 11 miles.
- + Proximity to Portland International Airport (PDX) provides exceptional air freight connectivity, enhancing distribution capabilities.
- + The Property's location allows for efficient distribution to both Vancouver and Portland, catering to a large customer base and ensuring convenient accessibility for tenants.



## Strategic Infill Rivergate Industrial Submarket

- + The Property's critical location in Rivergate is a crucial industrial hub serving local and regional users seeking access to major West Coast population centers. The submarket's strategic importance is underscored by its impressive 53.6% rent growth since 2019 and a low 5.4% 10-year average direct vacancy rate.
- + The area's development is naturally constrained by the Columbia River, I-84, Portland International Airport, and the Urban Growth Boundary, creating a scarcity of available land. This scarcity, combined with the Property's location within Portland's Urban Growth Boundary, significantly limits new supply additions, supporting high occupancy rates and continued rent growth across the market.



**Prime infill location surrounded by the region's major transportation networks with immediate access to Vancouver and Portland's population centers**







# Investment Highlights



## Rare Fee-Simple Offering

- + 10001 N Riversgate Blvd offers the rare opportunity to acquire 100% fee-simple interest in the Property. The Riversgate submarket is highly concentrated with ground-leased buildings given the submarket's proximity to the Port of Portland and significance as a gateway for international trade. The Riversgate industrial district was created to maintain long-term public control over land while thoughtfully allowing for private development and maintaining industrial zoning and use. There are approximately 3.8M SF of properties in the submarket on ground leases, making up 23% of the inventory in Riversgate.

# Unparalleled Access

## Strategic Location with Multi-Modal Transportation Capabilities

- ✦ Located in the Rivergate submarket, the Property serves local and regional users seeking access to major population nodes along the West Coast.
- ✦ The Columbia River, I-84, Portland International Airport, and Portland's Urban Growth Boundary contribute to a lack of available land for new development, supporting continued rent growth and strong occupancy levels.
- ✦ Located within Portland's Urban Growth Boundary ("UGB"), which constrains supply additions and supports high occupancy and rent levels across the market.

### Ground

Along N Rivergate Blvd, the Property readily connects to I-5, offering immediate access to I-84 and I-205.

I-5 Full Interchange at N Marine Dr	6.1 miles
I-84 East/West Connection Via I-5	9.6 miles
I-205 Full Interchange Via NE Lombard St	11.5 miles

### Airports

10001 N Rivergate Blvd readily connects to Portland's air system.

Portland International Airport (PDX)	11.6 miles
Troutdale Airport (KTTD)	21.5 miles

### Seaport Terminals

As a result of the congested SoCal and Canadian West Coast Ports, there has been a shift to inland port-related opportunities.

Port of Portland's Terminal 4	2.2 miles
Port of Portland's Terminal 6	2.6 miles
Port of Portland's Terminal 2	8.1 miles

### Rail

#### BNSF Intermodal Rail Yard

BNSF, the operator of the largest US rail network, is initiating a 141-mile short rail service between Tacoma and Portland.

6.9 miles

#### Burlington Northern Railroad Bridge 5.1

Spans the Columbia River and connects Portland to Vancouver.

8.2 miles

#### UP Intermodal Rail Yard

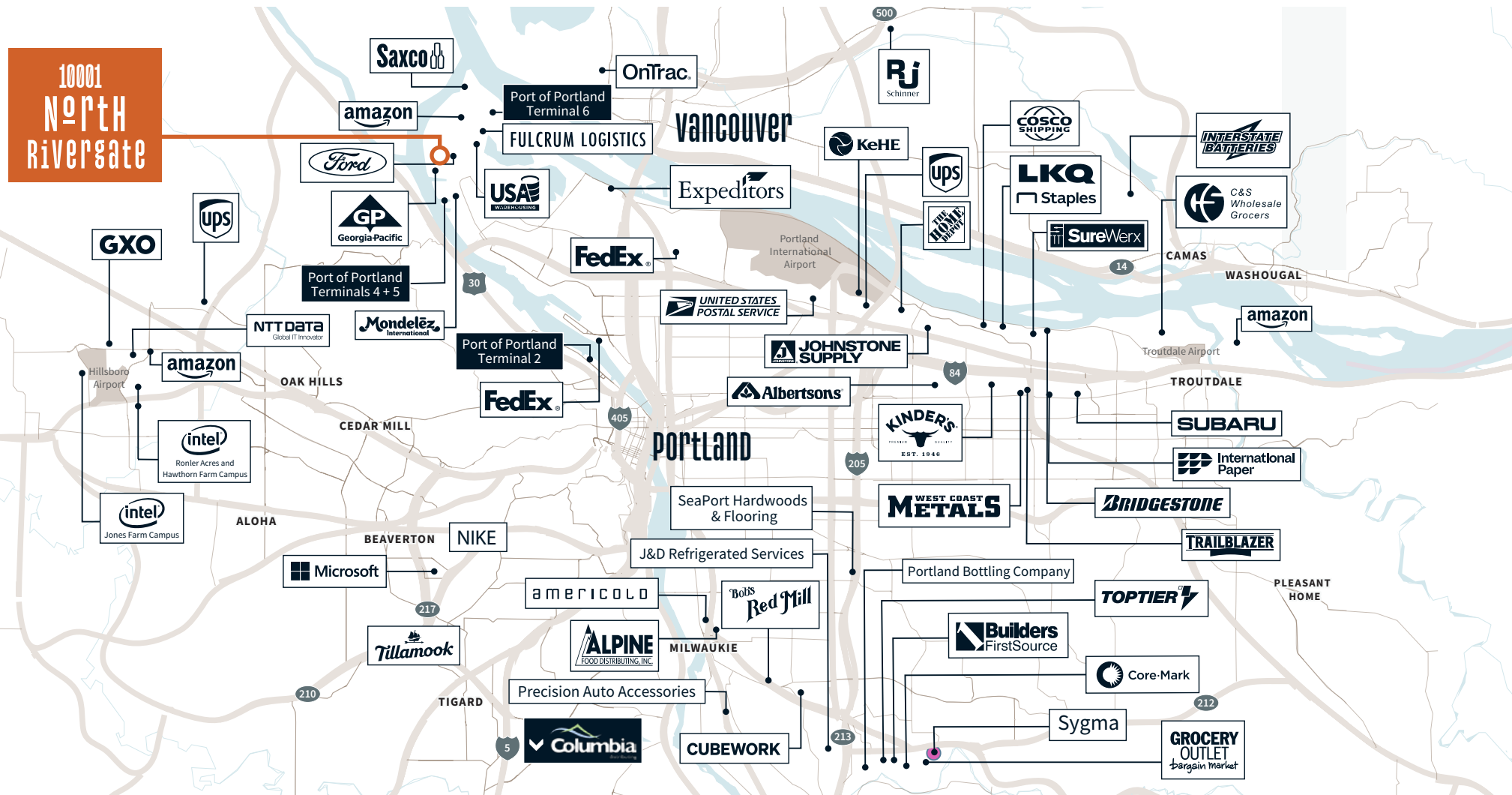
12.9 Miles





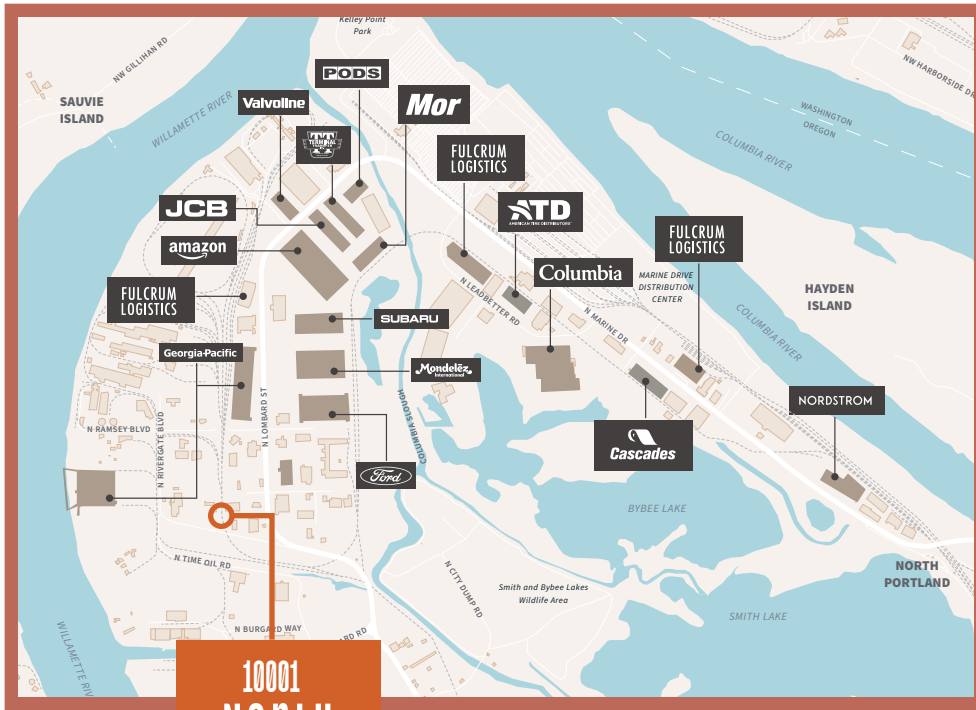
# High Profile Corporate Neighbors

Portland's industrial market faces constraints due to limited developable land, urban growth boundaries, and geographical barriers. 10001 N Rivergate Blvd sits at the confluence of Portland's multi-modal freight infrastructure and major transportation networks. The location is further dominated by large corporate occupiers given its infill proximity to and immediate access to Oregon and Vancouver's population centers.



# Rivergate at a Glance

Located in the Rivergate submarket, the Property is just over two miles from the Port of Portland's Terminal 4 and 6, and just over six miles from the I-5 freeway, a primary shipping arterial between California and Washington, connecting some of the busiest ports to the largest metropolitan areas on the West Coast including the Bay Area, San Diego, Los Angeles, Portland, and Seattle. Rivergate has seen impressive rent growth of 53.6% since 2019, with rents reaching record highs due to the rising market which has been fueled by the lack of new construction.



10001  
North  
Riversgate

661,572

Population

286,445

Households

87,989 | 13.3%

Blue Collar Workforce

portland, OR

vancouver, WA

199,741

Population

82,782

Households

46,939 | 23.5%

Blue Collar Workforce





# The Team

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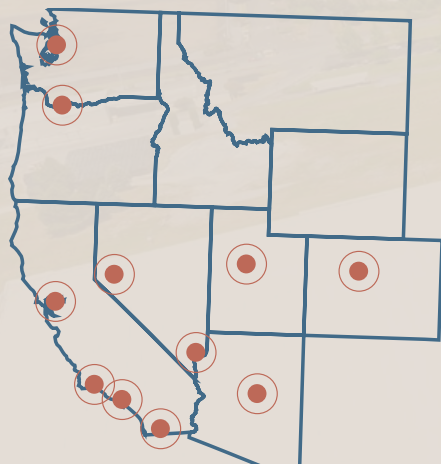
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