

8235 N Kerby Avenue
PORTLAND, OR 97217

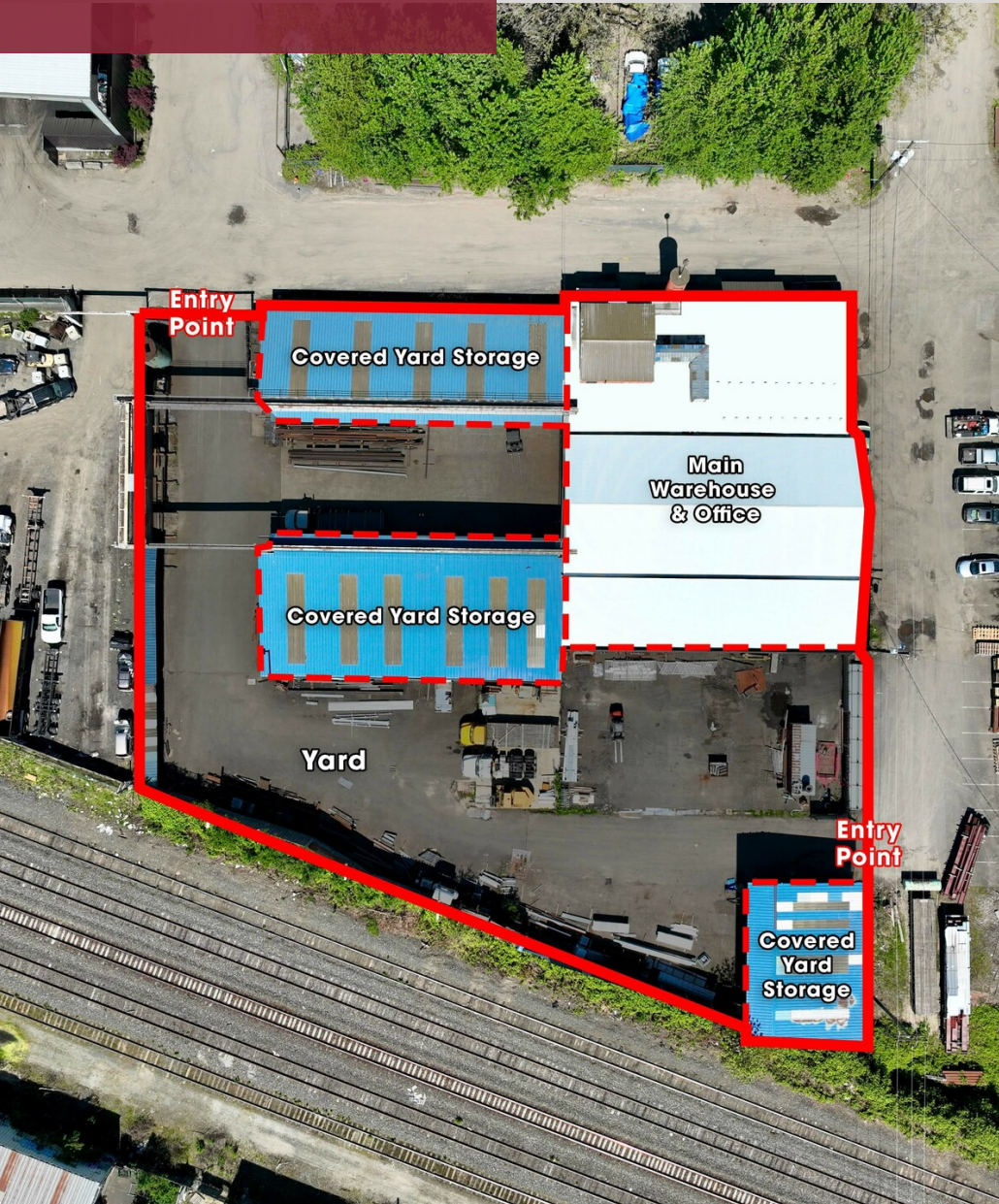
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FOR SALE &
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PROPERTY DESCRIPTION

The property features a functional industrial building with drive-through warehouse capability and a fully paved, fenced, and lit yard. The warehouse includes four oversized grade-level doors, ample 3-phase power, and covered exterior yard storage with power capability running along the exterior walls. The space has four bridge cranes—one 5-ton and three 4-ton—ideal for heavy-duty operations. A second-floor office overlooks the warehouse floor, providing operational oversight and convenience. This versatile asset is suited for owner-users or investors looking for a well-equipped facility in a core industrial location.

PROPERTY HIGHLIGHTS

- **Power:** 3-phase power throughout
- **Cranes:** 4 bridge cranes (1 x 5-ton, 3 x 4-ton)
- **Loading:** 4 oversized grade-level doors
- **Yard:** Paved, fenced, and lit yard space
- **Covered Storage:** Covered exterior yard storage with power along exterior walls
- **Access:** Excellent access to key markets (Columbia Blvd, I-5, Portland Airport, Port of Portland)

OFFERING SUMMARY

Sale Price:	Contact Broker
Lease Rate:	Contact Broker
Available SF:	12,265 SF
Lot Size:	1.28 Acres
Building Size:	12,265 SF



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LOCATION OVERVIEW

8235 N Kerby Ave is ideally located in Portland's NE close-in industrial area, with quick access to major transportation routes. Just off Columbia Boulevard and 2.5 miles from I-5, the property offers direct connections to Vancouver, WA, and the greater Portland metro. The I-405/I-84 interchange is less than 5 miles away, and Portland International Airport is only 6 miles northeast. This location is ideal for industrial users needing efficient regional and national distribution.



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