

NW Industrial Property

2840 NW 35TH AVENUE, PORTLAND, OR 97210



Greg Burpee
503.972.7282
burpee@macadamforbes.com
Licensed in OR

Jake Breeland
503.972.7295
jbreeland@macadamforbes.com
Licensed in OR & WA

2 Centerpointe Drive, Suite 500 | Lake Oswego, OR 97035 | WWW.MACADAMFORBES.COM | 503.227.2500

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

FOR SALE



FOR SALE

2840 NW 35th Avenue, Portland, OR 97210

PROPERTY DESCRIPTION

Prime investment or owner-user opportunity in the heart of Portland's NW Industrial area. The property has two joined concrete tilt buildings for a combined 104,484 SF. The original building, A, has a +/-15' clear height, and the additional building, B, has a 24' clear height. The zoning is IH, Heavy Industrial, and is strategically positioned to meet the specialized needs of industrial and manufacturing enterprises. There is about 20,000 SF of office space in good shape.

PROPERTY HIGHLIGHTS

- Building A: 46,230 SF | Clear Height: +/- 15'
- Building B: 51,750 SF | Clear Height: +/- 25'
- Combined SF: 104,484 SF Shell
- Office Size: +/- 20,000 SF
- Power: 480v 6,000 amps
- Zoned IH, Heaving Industrial
- Loading: 4 dock doors and 1 grade door
- Rail access

OFFERING SUMMARY

Sale Price:	\$11,500,000
Lot Size:	131,090 SF
Building Size:	104,484 SF



Greg Burpee

503.972.7282

burpee@macadamforbes.com
Licensed in OR

Jake Breeland

503.972.7295

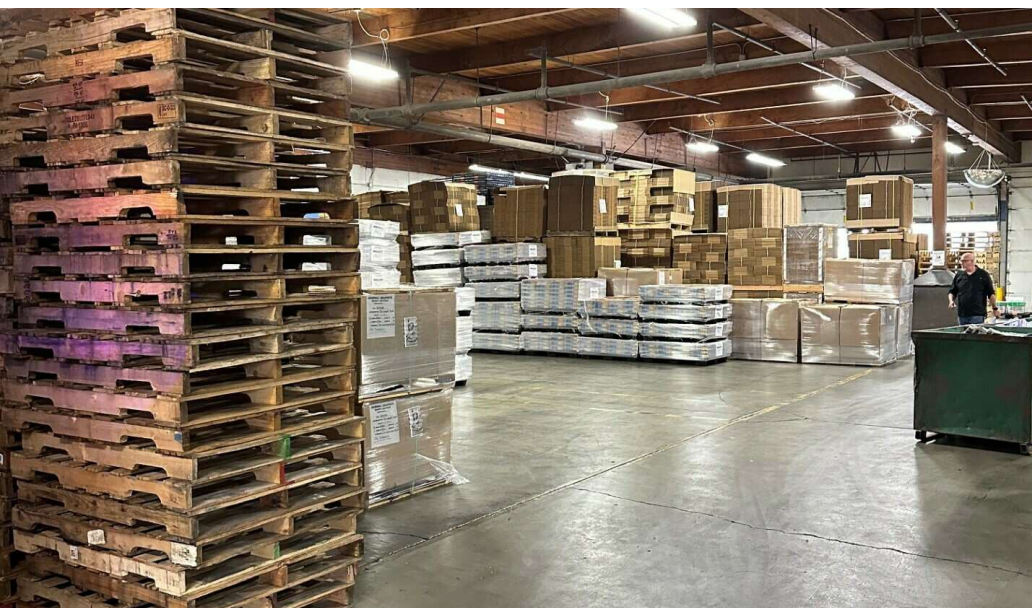
jbreeland@macadamforbes.com
Licensed in OR & WA

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

MACADAMFORBES.COM | 503.227.2500

FOR SALE

2840 NW 35th Avenue, Portland, OR 97210



Greg Burpee

503.972.7282

burpee@macadamforbes.com

Licensed in OR

Jake Breeland

503.972.7295

jbreeland@macadamforbes.com

Licensed in OR & WA

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

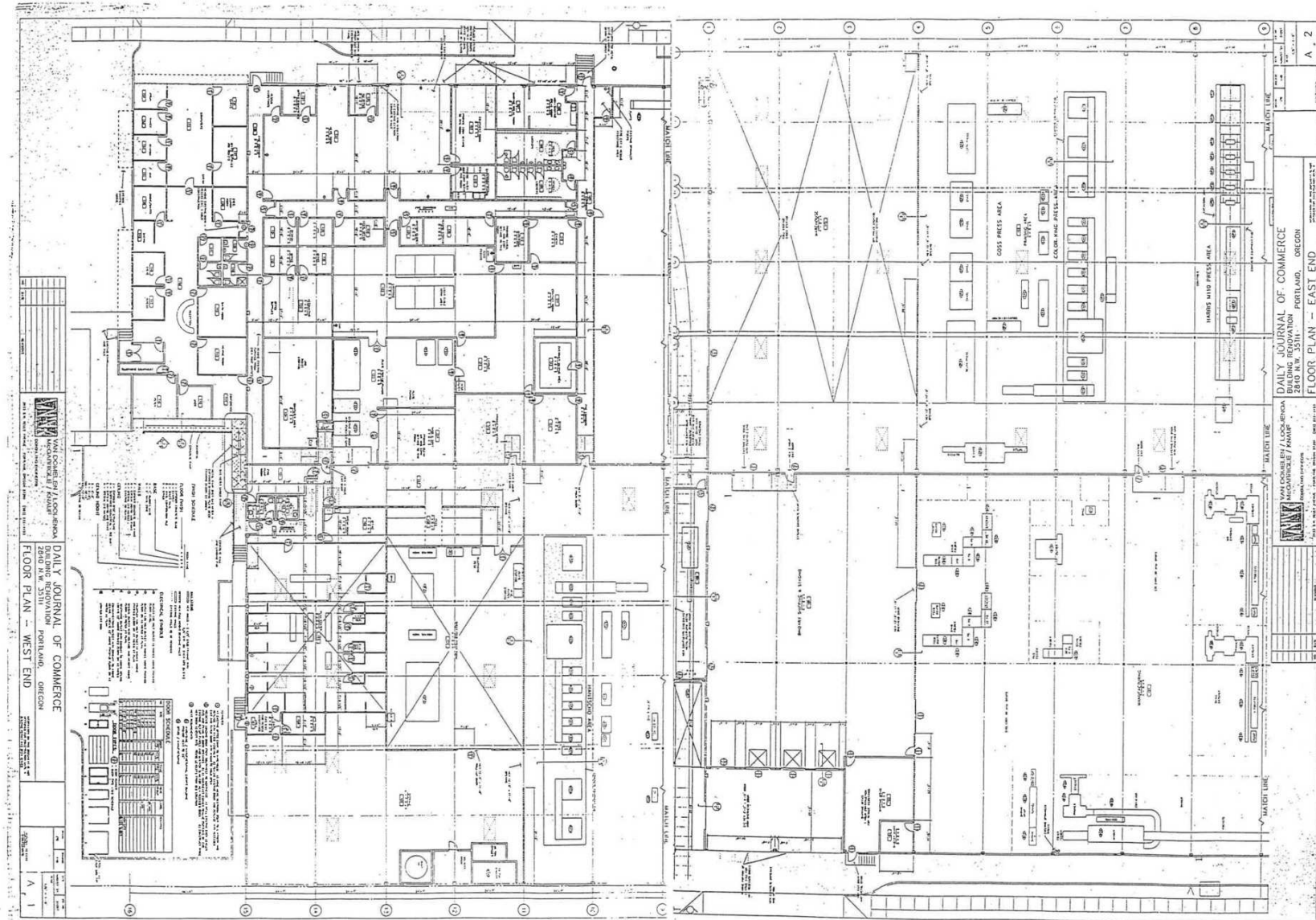
MACADAMFORBES.COM | 503.227.2500

FOR SALE

2840 NW 35th Avenue, Portland, OR 97210

NW Guam St

NW 35th Ave



Greg Burpee
503.972.7282
burpee@macadamforbes.com
Licensed in OR

Jake Breeland
503.972.7295
jbreeland@macadamforbes.com
Licensed in OR & WA

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

MACADAMFORBES.COM | 503.227.2500

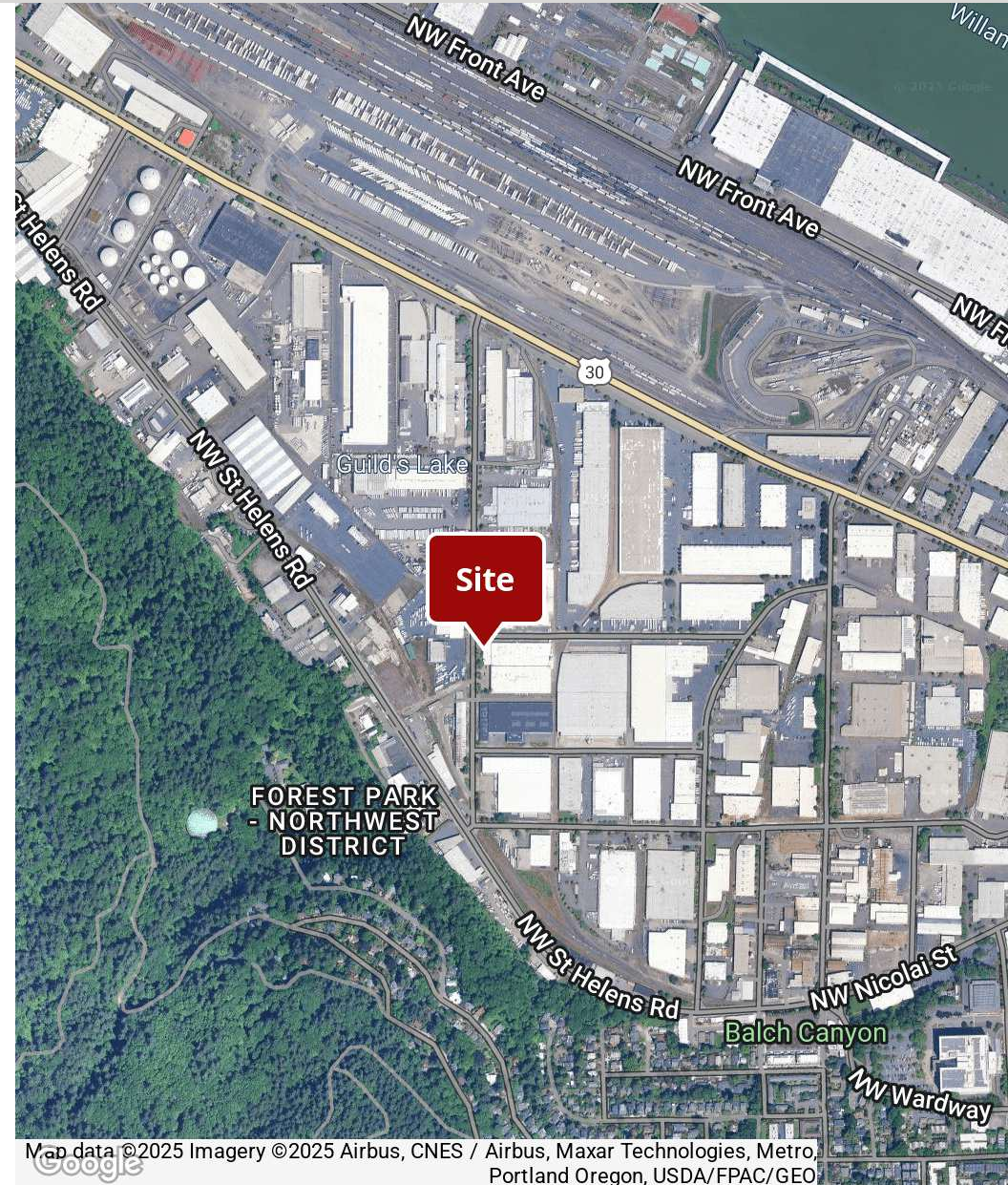
FOR SALE

2840 NW 35th Avenue, Portland, OR 97210



LOCATION OVERVIEW

Located in NW Portland on 35th Ave, with easy access to major freeways and the downtown Portland core.



Greg Burpee

503.972.7282

burpee@macadamforbes.com

Licensed in OR

Jake Breeland

503.972.7295

jbreeland@macadamforbes.com

Licensed in OR & WA

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

MACADAMFORBES.COM | 503.227.2500