Freestanding Industrial Building with Abundance of Power

4701 NORTHEAST PORTLAND HIGHWAY, PORTLAND, OR 97218

FOR SALE & LEASE

MACADAM FORBES
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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.

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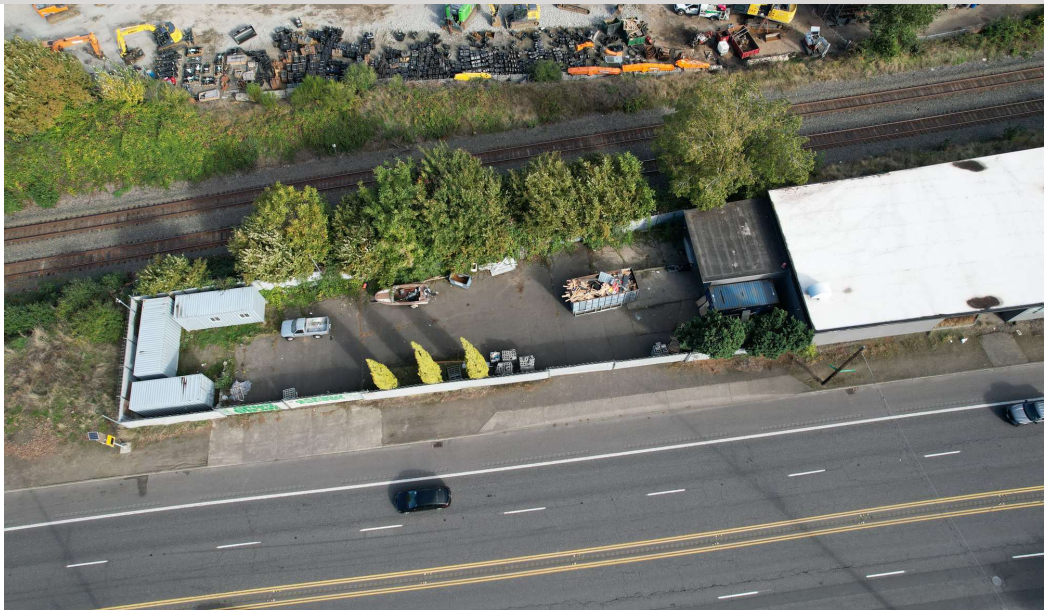

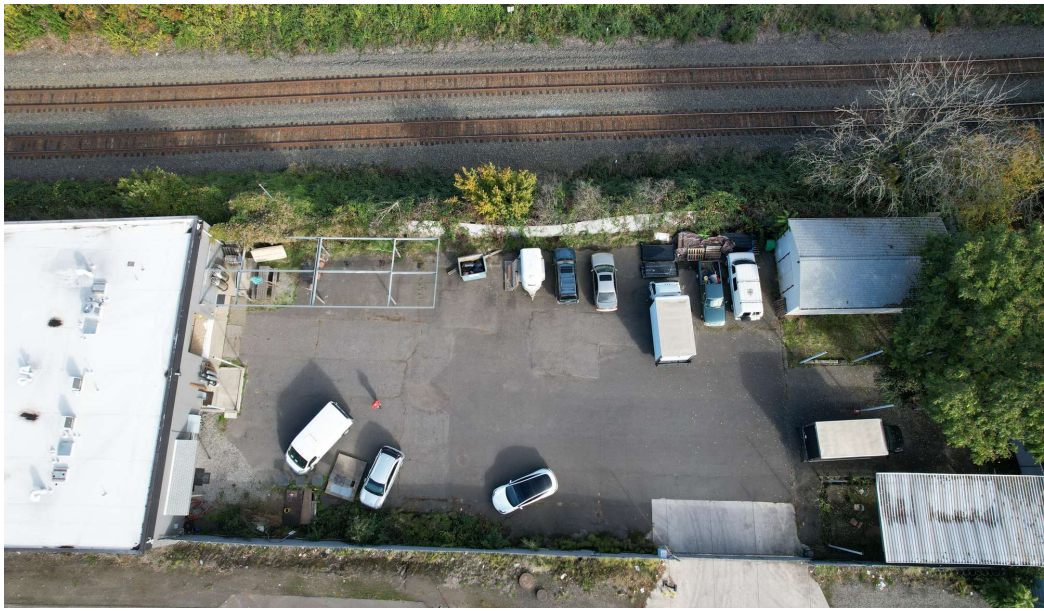

PROPERTY DESCRIPTION

The property is a 26,800 SF freestanding industrial building on 49,222 SF of land. It is well-located and just minutes from both I-5 and I-205. The building can easily be demised into two suites or remain as one. The building has an excessive amount of Power, 480 V with 800 amps & 208 V with 1200 amps. The property features a newer roof (Firestone TPO roof with 4" of R24 insulation) and HVAC systems (29 high-efficiency HVAC units) with (2) grade doors and one (1) dock-high door. The fully fenced property has two storage yard areas on both ends of the building.

Current use is a hemp/marijuana grow facility. Existing equipment on site can be purchased from the Tenant (complete list can be provided, but here is a sample list): TrolMaster grow controllers in every room, custom made 3x32 industrial rolling rack systems with custom 3x8 injection molded trays with floating macerating pump drainage system, Open Sprinkler Irrigation controllers in every room with pressure compensating Netafirm drip system, facility-wide Controll4 automation system.

PROPERTY HIGHLIGHTS

- Abundant amount of power: 480 V with 800 amps & 208 V with 1200 amps
- 2 grade doors
- 1 dock door
- 12'5" clear height
- 29 high-efficiency HVAC units
- Newer Firestone TPO roof with 4" of R24 insulation
- 9"10" door height

OFFERING SUMMARY

Sale Price:	$3,500,000
Lease Rate:	$0.85 SF/month (NNN)
Available SF:	26,800 SF
Lot Size:	49,222 SF

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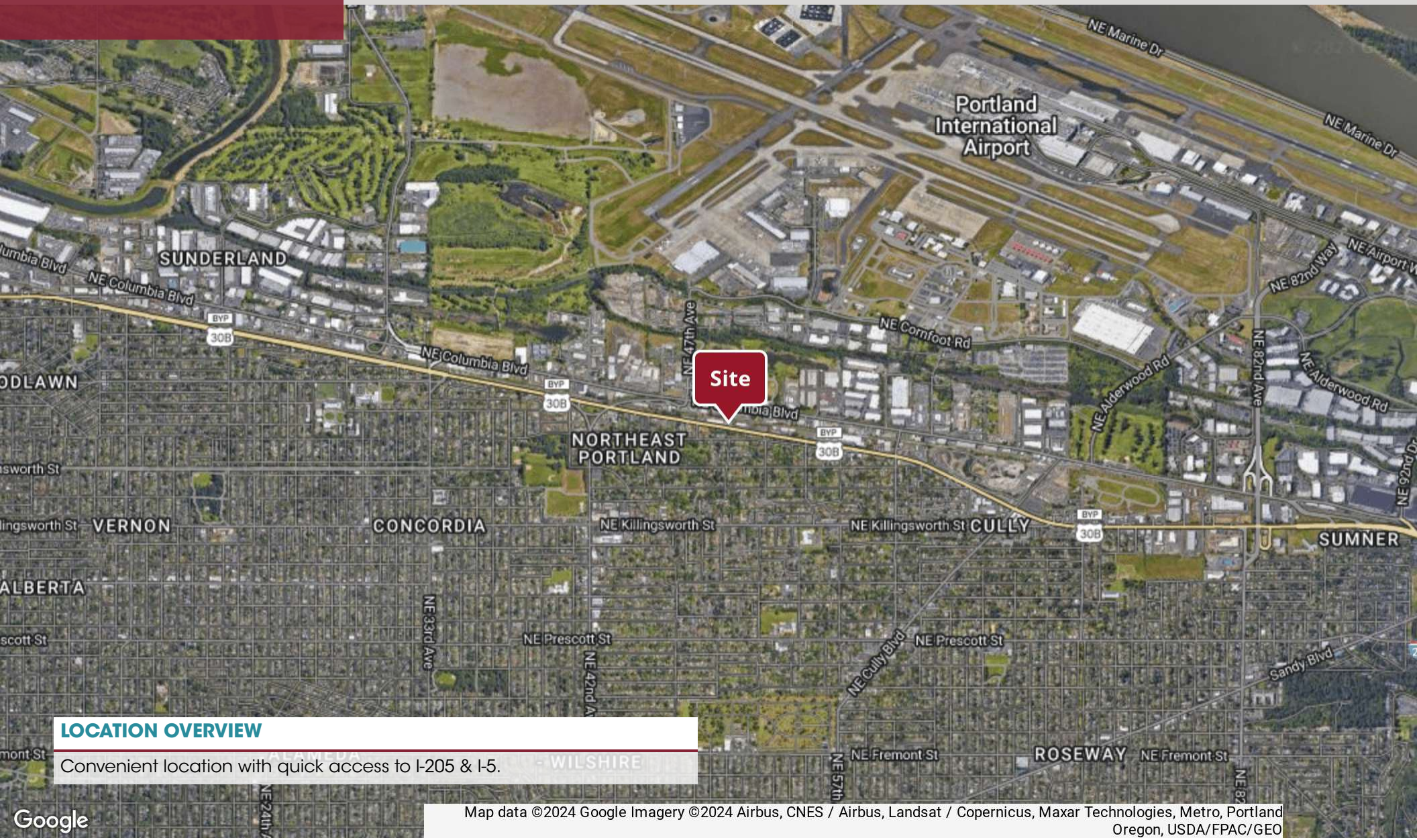

LOCATION OVERVIEW

Convenient location with quick access to I-205 & I-5.

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