

FOR SALE OR LEASE

TRUCK/EQUIPMENT MAINTENANCE FACILITY

4030 NE BUFFALO ST, PORTLAND, OR 97211

SITE AREA	30,000+ SF paved, fenced yard area with yard lighting and electric perimeter fencing.
SHOP AREA	11,280 SF (141' X 80') Eight (8) drive-in maintenance bays, 14' grade-level doors, infrared gas heat, 277/480 volt electrical (to be verified), restrooms, dedicated parts area, LED lighting, and lockers.
STORAGE BUILDING	900 SF Metal building with two (2) overhead doors.
OFFICE AREA	2,288 SF two-story office (4,576 SF total) comprised of several private offices, restrooms, kitchen/break room, and large training room.
INTERNET	Comcast fiber available.
LEASE RATE	\$21,300 per month, NNN
SALE PRICE	\$4,000,000
2025-2026 REAL ESTATE TAXES	\$23,089 per year
AVAILABILITY	June 1, 2026



TONY RESER, SIOR
503.221.2271 | tony.reser@kidder.com

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PARTS AREA



SHOP BAYS



MAINTENANCE SHOP



TRAINING ROOM

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