

FOR SALE

INDUSTRIAL ALLEY

*Close-in Multi-Tenant Leased Investment
with Development Upside Available for Sale*

603-677 N TILLAMOOK ST, PORTLAND, OR 97227



CREATIVE FLEX BUILDING IN CLOSE-IN NORTH PORTLAND

Investor or developer opportunity

48 surface-asphalt parking spaces along alley way

Easy access to Downtown Portland, I-5 and I-84

Future income opportunity from billboard

Features a functional flex space design with typical site coverage and adequate off-street parking

Site coverage ratio of 66.0%
(46,422 SF footprint / 70,337 SF site)

Ample on-street parking

219.2K

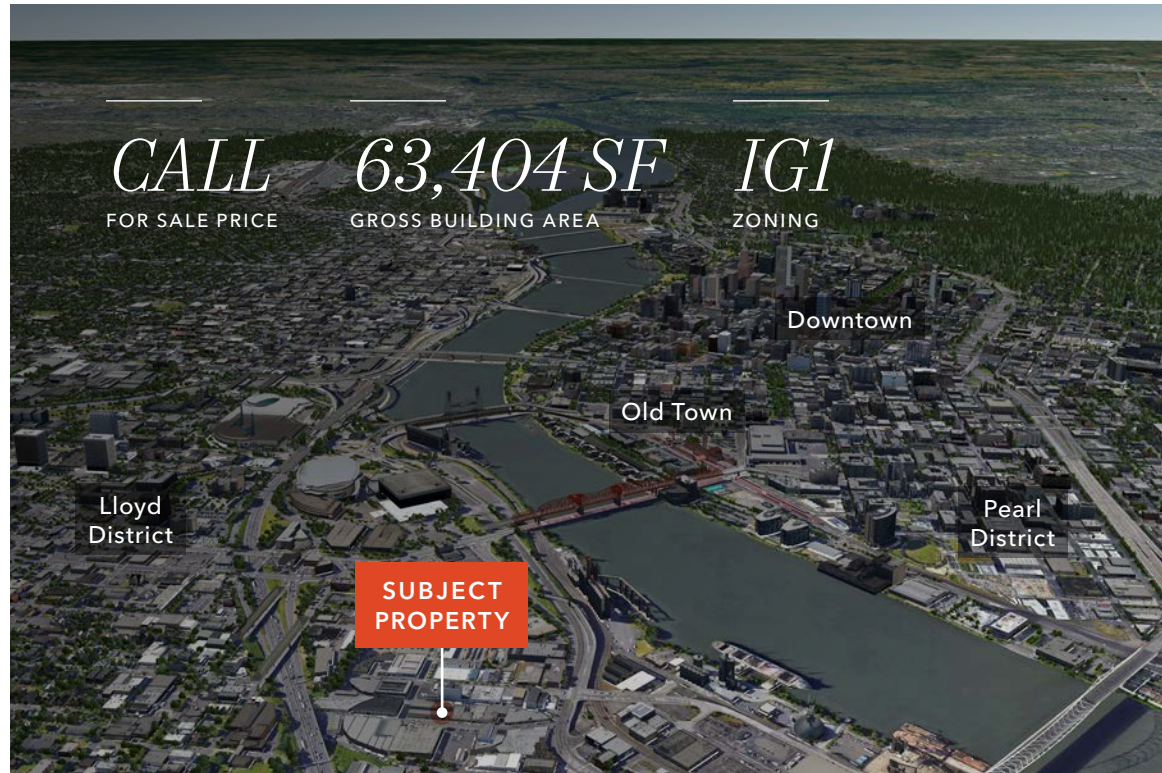
POPULATION

82.6K

MEDIAN HH
INCOME

330.5K

DAYTIME EMPLOYEES



CALL
FOR SALE PRICE

63,404 SF
GROSS BUILDING AREA

IG1
ZONING

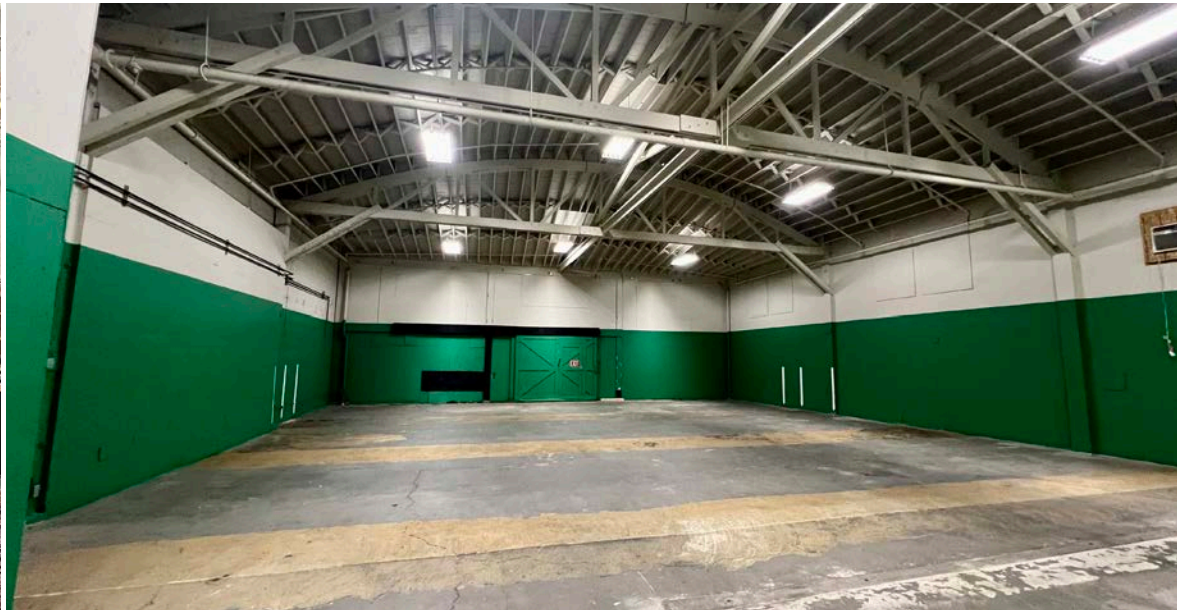
SUBJECT
PROPERTY

GBA	63,404 SF	RENOVATED	2010
NRA	53,164 SF	OCCUPANCY	39%
LOT SIZE	1.61 acres	TENANTS	6
CONSTRUCTION	Poured in place concrete tower- wood framing with metal exterior	PARKING	48
YEAR BUILT	1924	LOADING	13 dock high doors
		ZONING	General Industrial 1
		AVERAGE RENT	\$0.70/SF

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SUBJECT
PROPERTY

N INTERSTATE AVE

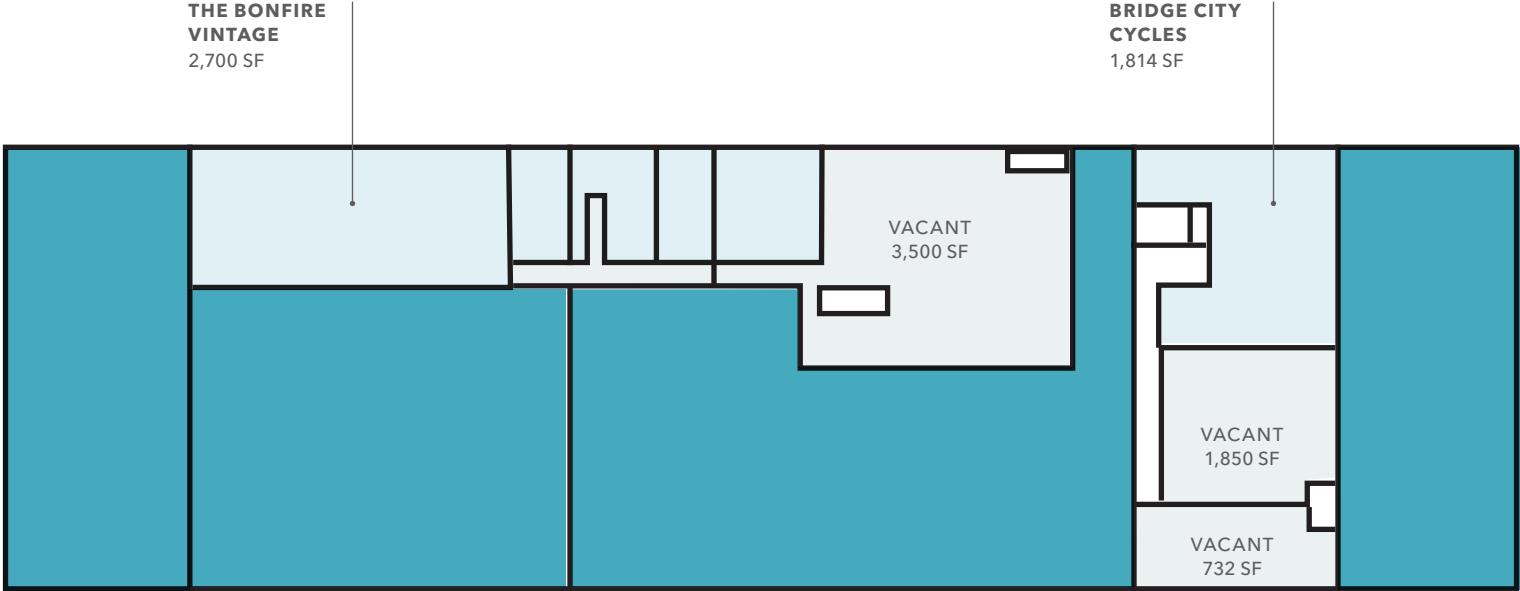
AVAILABLE FOR SALE

KIDDER MATHEWS

SITE PLAN FIRST FLOOR



SITE PLAN SECOND FLOOR



INDUSTRIAL ALLEY

PORTLAND

DRIVE TIMES

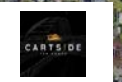
I-5 Ramp - 5 min

405 Ramp - 5 min

PDX Airport - 25 min

Beaverton - 23 min

Clackamas - 30 min



Willamette Rver



MODA CENTER



AVAILABLE FOR SALE

KIDDER MATHEWS



INDUSTRIAL ALLEY

*For more information on
this property, please contact*

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