

FOR SALE / LEASE

FLEX OFFICE & LIGHT INDUSTRIAL

10234 NE Glisan St
Portland, OR 97220

- Great for owner/user or investment property
- Prime location in Gateway Urban Renewal area and Enterprise Zone
- CXd zoning allows high density development

Great opportunity in a dynamic district with residential, commercial, and transit-oriented development near the crossroads of I-84 and I-205

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Cloud City Realty
5901 NE Shaver St
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PORTLAND, OR

CLOUD CITY REALTY

Sale \$699,000

Lease \$14/sf +NNN

Bldg = 3,440 SF & Land = 7,919 sf

GATEWAY NEIGHBORHOOD

BUILDING HIGHLIGHTS



Total building = 3,440 sf

- F occupancy space = 2,184 sf
- B occupancy space = 1,256 sf

Features

- Heavy power (400amp 3-phase)
- Full HVAC, including multiple vent fans in the manufacturing area
- 9 parking spaces, including a fenced secure parking area for 1-2 cars (~50x50')
- 2 non-ADA restrooms
- Kitchenette/break room

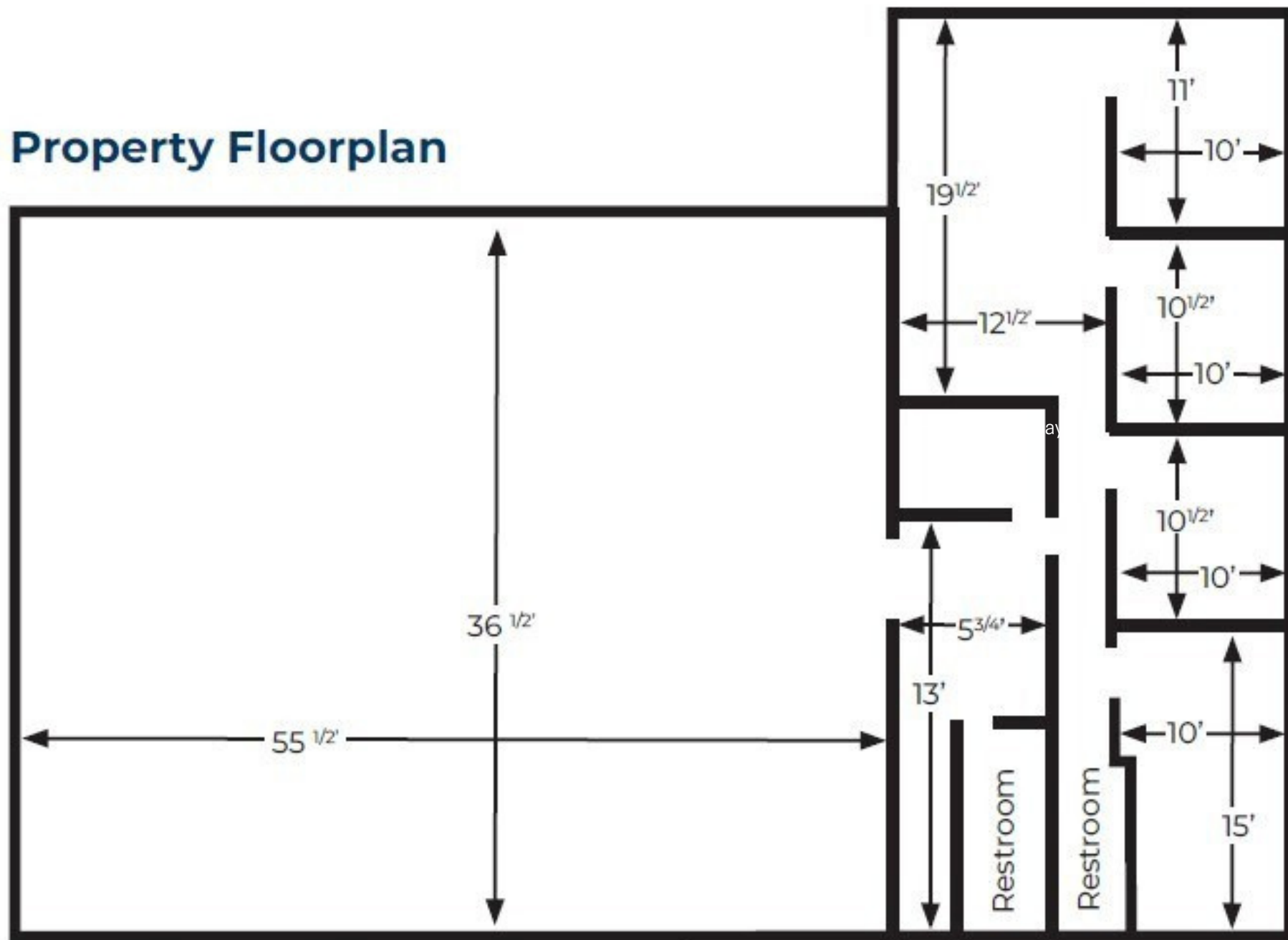


BUILDING HIGHLIGHTS

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Property Floorplan

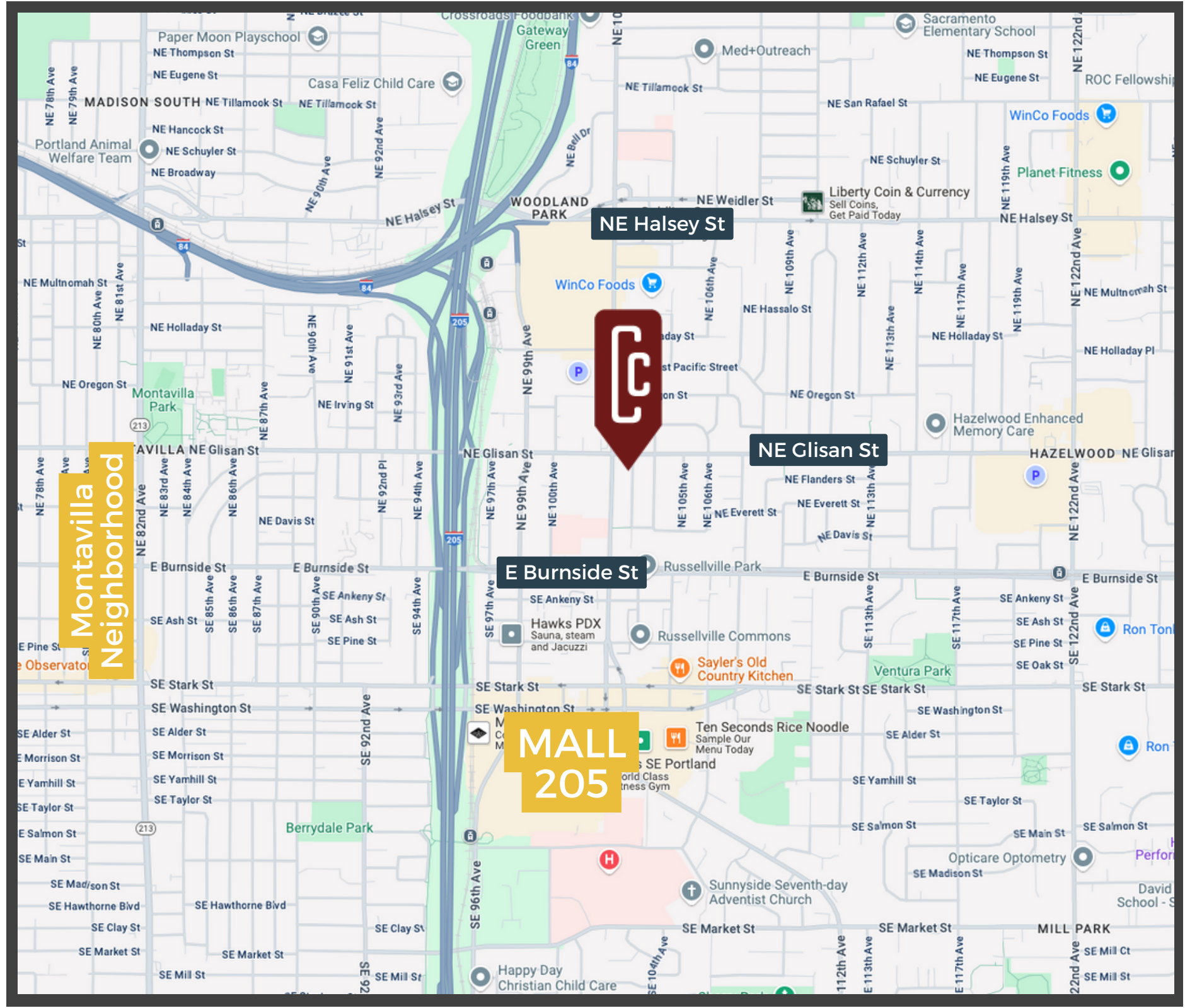


* Floorplan is an approximation of current layout

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Neighborhood Highlights



Montavilla
Neighborhood

NE Halsey St

NE Glisan St

E Burnside St

MALL
205