



FOR SALE



MULTI-USE TURN-KEY PROPERTY

Automotive/Light Manufacturing Building with Fenced Yard in NE Portland

± 3,630 SF Building on 12,500 SF Lot | \$1,750,000

4601 NE Killingsworth Street, Portland, OR

- Opportunity for an owner user to acquire an EXTREMELY WELL MAINTAINED, 3,630 SF automotive or production space fronting NE Killingsworth in NE Portland.
- Additional 360 SF outbuilding in the fenced yard area and enclosed wash bay.
- Property is eco-friendly, with features such as a 3,000 gallon Bushman cistern, plumbed to filter roof run-off to an underground drip irrigation system.
- Clean Environmental Reports on File

SCOTT MILLER

Senior Vice President | Licensed in OR
971-275-0341 | scottm@capacitycommercial.com

ALLEN PATTERSON, SIOR

Senior Vice President | Licensed in OR
503-781-4015 | allen@capacitycommercial.com

PROPERTY SUMMARY



**FOR
SALE**

PROPERTY DETAILS

Address	4601 NE Killingsworth Street Portland, OR 97218
Lot Size	12,500 SF
Building Size	3,630 SF Primary Building with 360 SF Outbuilding
Offices	2 on Glass Line
Bathrooms	2
Renovated	Entire Property / Building
Zoning	CE (Central Employment)
Grade Level Doors	4 (2 Front / 2 Back)
Crane	1 Ton Gantry
Power	Heavy 3-Phase Power
Loading Doors	Front and Back Drive-In
Auto Parking	Private, Paved Spaces Along Building Frontage and Fenced Yard
Average Daily Traffic Volume*	NE Killingsworth - ±8,200

*Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2025

Shop Equipment

- 2 Automotive Lifts
- 1 Ton Gantry Crane
- Bosch Tire Changing Machine & Balancer
- Industrial Gold Series Compressor with 4 Overhead Hose Reels
- Storage Racking
- Drill Press
- Trade Supply Nut and Bolt Inventory and Assorted Supplies

Location Features

- Lot zoned for office, retail, vehicle repair, residential and limited use manufacturing, wholesale, production - Ideal for an auto or detailing shop.

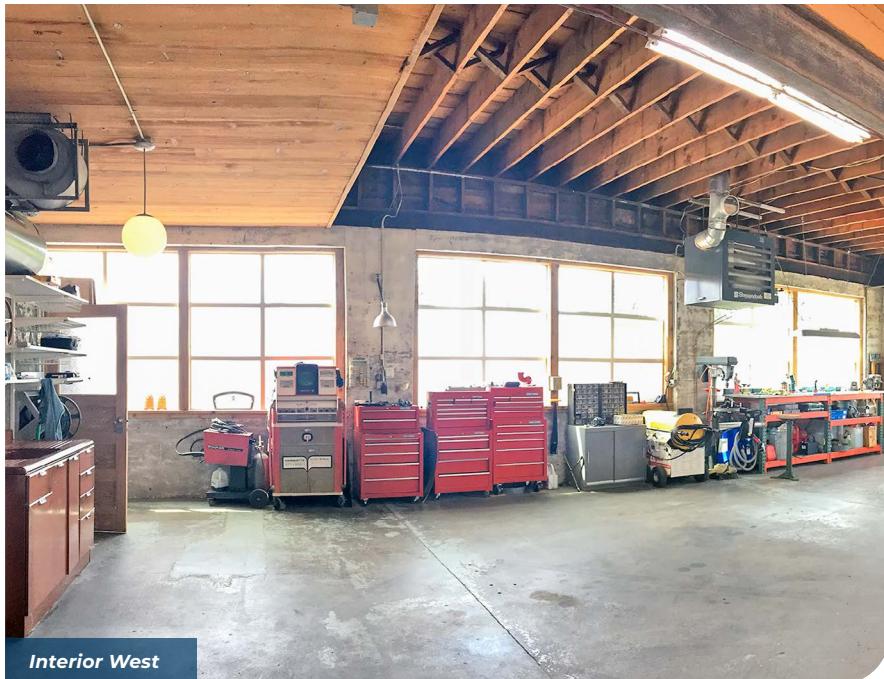




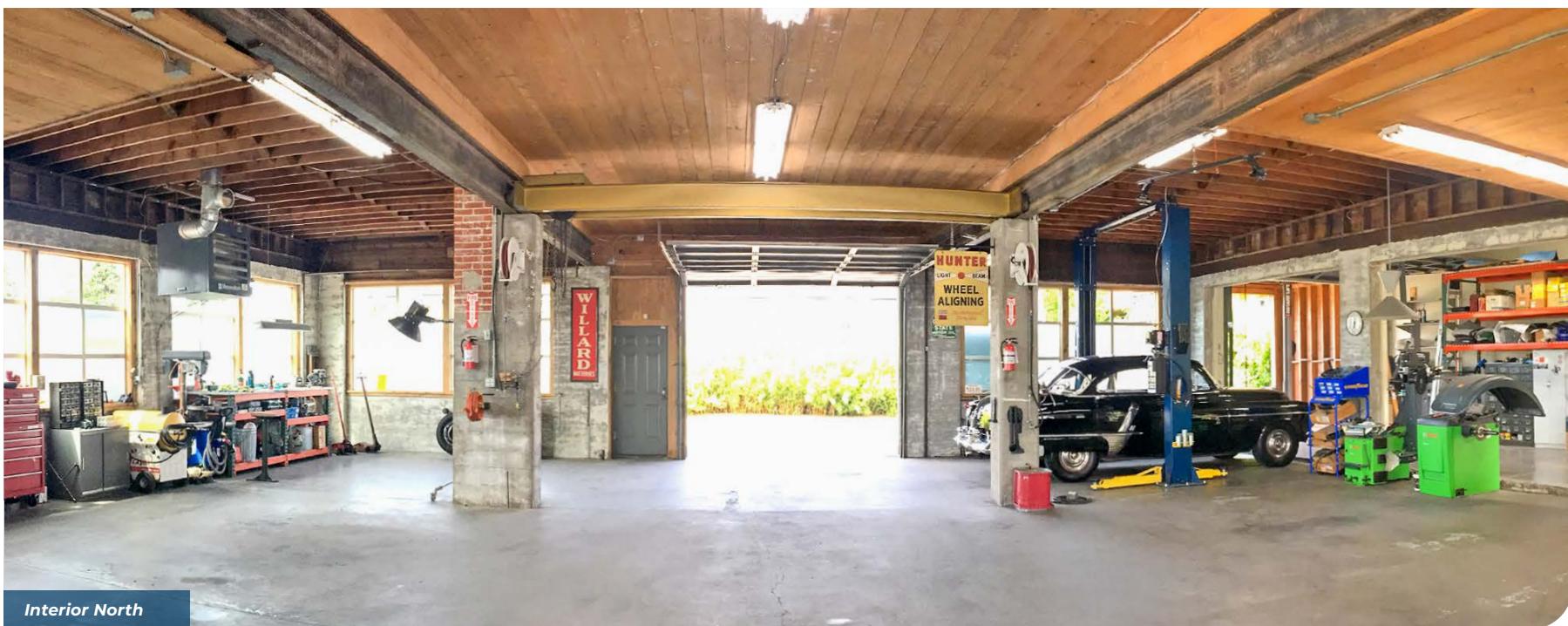
INTERIOR PHOTOS



Office 1



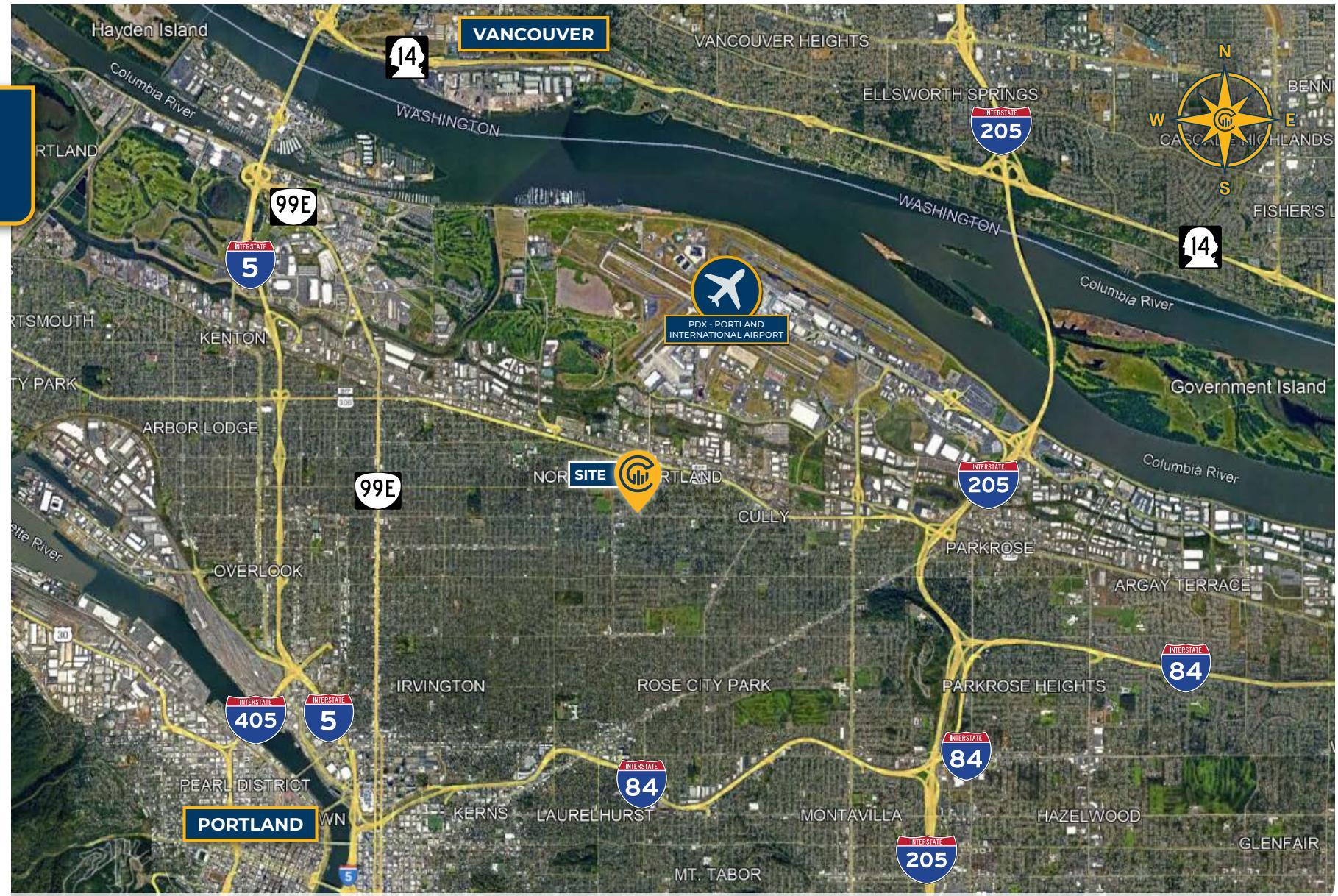
Interior West



Interior North



LOCAL AERIAL MAP



*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2025 | Map data ©2025 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO



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