

# 1240

se gideon st

CONFIDENTIAL OFFERING MEMORANDUM



**PRICE: \$1,740,000**

**1240 SE GIDEON ST  
PORTLAND, OR 97202**

**CBRE**



# Executive Summary

## THE OFFERING

CBRE, Inc. is pleased to present the exclusive offering of 1240 SE Gideon St, an industrial property with additional office space and on-site parking. Located in Portland's SE Close-In submarket, this property includes one 637 SF office building and one 7,164 SF warehouse. The warehouse building features two roll-up doors, a one car garage, and modern construction suited for a range of commercial uses. The site's zoning provides flexibility for a range of uses, potential development, and design enhancements. Situated within the Central City (CC) Plan District, the property benefits from proximity to Portland's urban core and key amenities. This combination of location, zoning, and size makes it an exceptional opportunity for businesses seeking a strategic and adaptable space.

## INVESTMENT HIGHLIGHTS



**SECURE  
PARKING**



**FLEXIBLE  
ZONING**



**SINGLE OR  
MULTI TENANCY**



**OWNER-USER  
OPPORTUNITY**





# Property Description

## PROPERTY OVERVIEW



### ADDRESS

1240 SE Gideon St  
Portland, OR 97202



### JURISDICTION

City of Portland



### NEIGHBORHOOD

Hosford-Abernethy



### SQUARE FOOTAGE

8,061 SF



### LOT SIZE

0.28



### YEAR BUILT

2007



### PARCEL

R287749



### ZONING

Central Employment (EX)



### OVERLAY

Design (d)



### PLAN DISTRICT

Central City (CC)





# Property Description

## ALLOWED USES



### COMMERCIAL

Retail  
Office  
Vehicle Repair  
Outdoor Recreation



### INDUSTRIAL

Manufacturing and Production  
Warehouse and Freight Movement  
Wholesale Sales  
Industrial Service



### INSTITUTIONAL

Schools  
Medical Centers  
Religious Institutions  
Daycare





# Location Overview

**Strategically located in Portland's Inner Southeast corridor, this property offers exceptional connectivity and access to key transportation routes.**

## **DIRECT ROAD ACCESS**

Powell Boulevard and I-5 via Marquam Bridge  
(minutes from downtown)

## **ADDITIONAL CONNECTIVITY**

Ross Island Bridge links to metro network  
and West Side employment centers

## **PUBLIC TRANSIT ADVANTAGE**

Immediate MAX Orange Line access to  
Portland International Airport and central business district

## **STRATEGIC POSITIONING**

Established commercial district near OMSI and  
Central Eastside's thriving business core

## **IDEAL FOR OPERATIONS**

Perfect for businesses requiring  
rapid distribution and regional reach





# Location Overview

## FUTURE OMSI DISTRICT

Just one mile south of the future OMSI District, 1240 SE Gideon St is positioned to benefit from one of Portland's most transformative developments. The OMSI District is planned as a vibrant hub for innovation, sustainability, and mixed-use growth, which is expected to drive significant economic activity in the surrounding area. This proximity enhances the property's long-term investment potential, offering businesses and investors a unique opportunity to capitalize on anticipated demand and rising property values.





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## INVESTMENT CONTACTS

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