

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

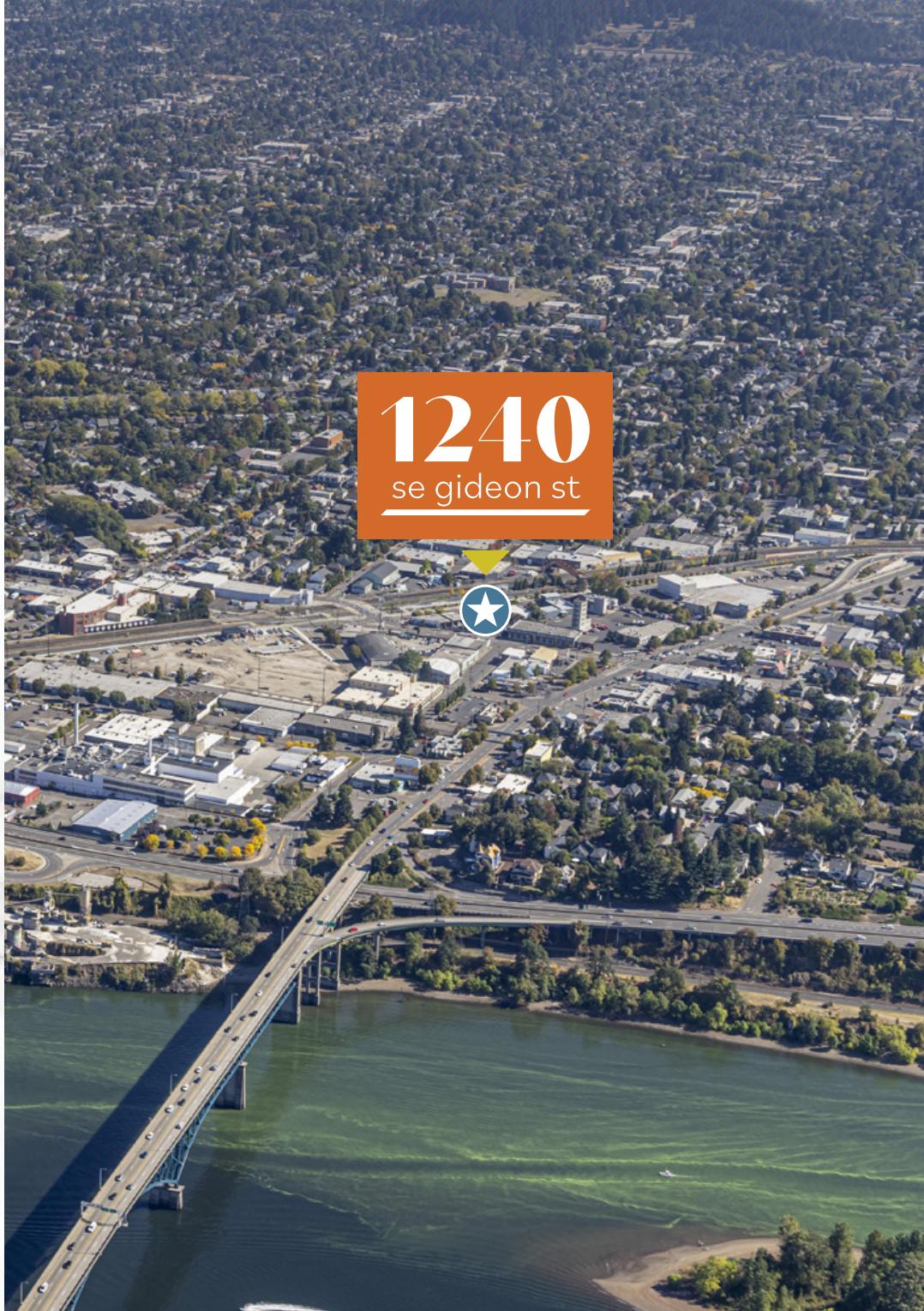
Immediate MAX Orange Line access to Portland International Airport and central business district

STRATEGIC POSITIONING

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

IDEAL FOR OPERATIONS

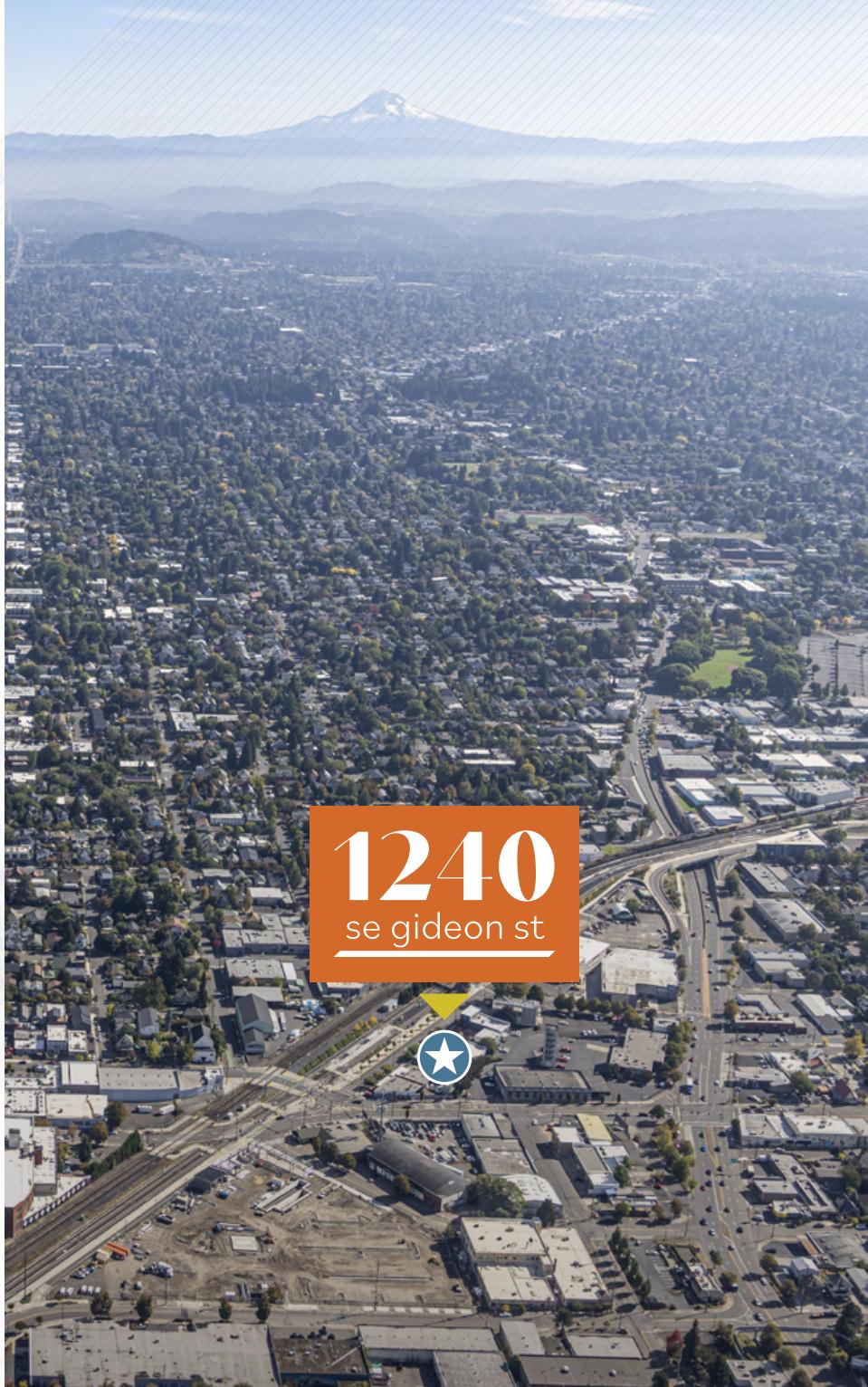
Perfect for businesses requiring rapid distribution and regional reach



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

Graham Taylor
Senior Vice President
+1 503 200 9216
Lic. 01429996
graham.taylor@cbre.com

Gabe Schnitzer
Vice President
+1 503 944 9449
Lic. 201219538
gabe.schnitzer@cbre.com

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