

FOR SALE or LEASE

PRICE REDUCTION | \$12,950,000

FULLY
RENOVATED
WITH MODERN
AMENITIES

2720 NW 35TH AVE
PORTLAND, OREGON 97210

NW 35th AVE

FREESTANDING, FENCED & SECURED BUILDING IN GUILDS LAKE
101,270 SF AVAILABLE



**CUSHMAN &
WAKEFIELD**

PROPERTY FEATURES



Full Building
Renovation
2024



Freestanding
Property



Fully Fenced &
Secured Site



Build-to-Suit
Improvements

Building Size	101,270 Total SF North Warehouse: 33,520 SF South Warehouse: 67,750 SF
Office Size	±4,303 SF
Lot Area	3.6 AC (156,816 SF)
Clear Height	North Building: ±21.5' South Building: ±15-18'
Sprinklers	ESFR
Lighting	LED with motion sensors per racking plan
Electrical	2000 amp, 3-Phase 277/480 v
Parking	24 employee parking stalls (ability for additional)
Zoning	IH - Heavy Industrial (Portland/Multnomah) View Zoning Code Here
Loading	West-side: Eight (8) Dock Doors South-side: Nine (9) Dock Doors 1 Drive-in Door
Dock Equipment	<ul style="list-style-type: none"> Eight (8) 9' x 10' dock doors with 40,000 lb dock pit levelers at west building façade Six (6) 9' x 10' dock doors with 40,000 lb dock pit levelers at south building façade One (1) 12' x 14' door (ability to ramp) One ramped forklift door

Plumbing

- One (1) 2" domestic cold water supply stubbed into southwest corner of south building
- One (1) 6" sanitary sewer lateral stubbed into southwest corner of south building
- One (1) 5/8" domestic cold water supply stubbed just outside of northeast corner of north building

Business Incentives

Standard Enterprise Zone [Learn More](#)
E-Commerce Zone [Learn More](#)

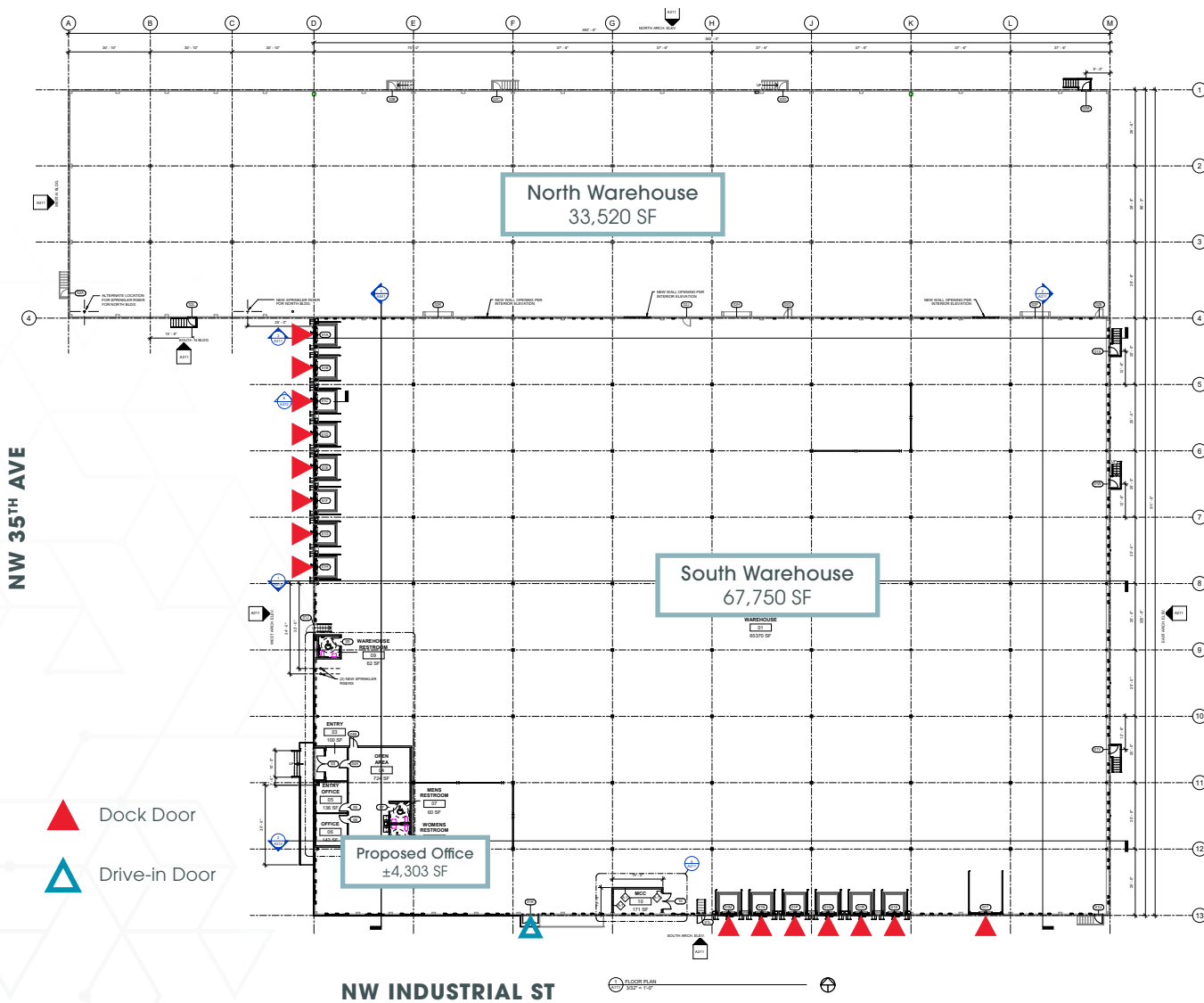
The property may qualify for additional programs
[View Here](#)

Rental Rate (NNN)

\$0.75 / SF Shell
\$1.45 / SF Office



FLOOR PLAN



SEAMLESS ACCESS

Situated in the Guilds Lake Industrial District, the property ensures easy access to major arterials and the Portland CBD.

- 1 Sub King
- 2 Boedecker Cellars Winery
- 3 Z Collection
- 4 7-Eleven
- 5 Great Notion Brewing
- 6 Powell's Books Warehouse
- 7 Domino's Pizza
- 8 Starbucks
- 9 McDonald's
- 10 Adidas Employee Store Portland
- 11 Freeland Spirits
- 12 Pine State Biscuits
- 13 New Seasons Market
- 14 Besaws - 1545 NW 21st





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