

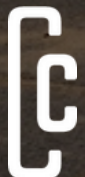
FOR LEASE

INDUSTRIAL

**2335 N Harding &
2336 N Randolph
Portland, OR 27211**

- Can be leased together or separately
- 4 overhead doors w/dock-high, grade, and rail-served loading areas
- Kitchenettes, shower room, private offices, storage, 3 phase power
- 2 bow truss warehouses with 22' clearance to bottom of trusses

Close in, near freeways, downtown, and restaurants



ELI HAWORTH-KAUFKA
Commercial Broker
503-502-9403
eli@cloudcityrealty.com



PORTLAND, OR

CLOUD CITY REALTY

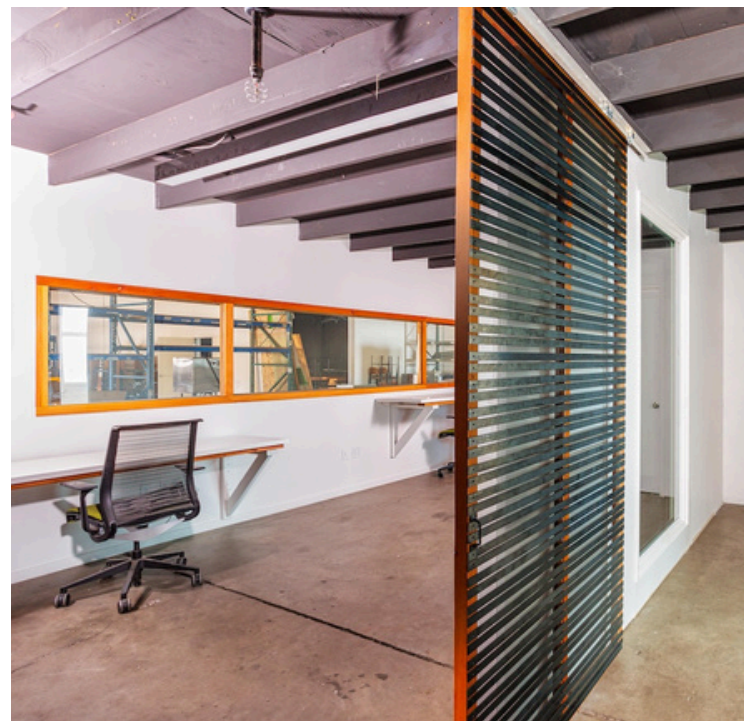
\$11/sf + NNN

**approx 20,000 sf /
demisable**

2336 N Randolph



- ~2,000 sf office
- ~8,000 sf warehouse
- Grade-level overhead door
- 2 restrooms (near ADA)
- Shower room
- Conference room
- Kitchenette/break room
- 4 private offices with full HVAC
- Storage mezzanine
- Coffee roaster exhaust
- 3 phase power
- Sprinklers
- Insulated roof
- Includes racking



Cloud City Realty
5901 NE Shaver St
Portland, OR 97213
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971-339-1456



2335 N Harding



- ~1,000 sf office
- ~9,000 sf warehouse
- Kitchenette
- 2 restrooms
- Walk in cooler: 15'x25'
- Sprinklers
- Insulated roof
- Large grid windows
- Lots of natural light
- Grade, dock-high, and rail-served overhead doors
- 3 phase power
- Two rail served overhead dock-high doors
- Includes racking

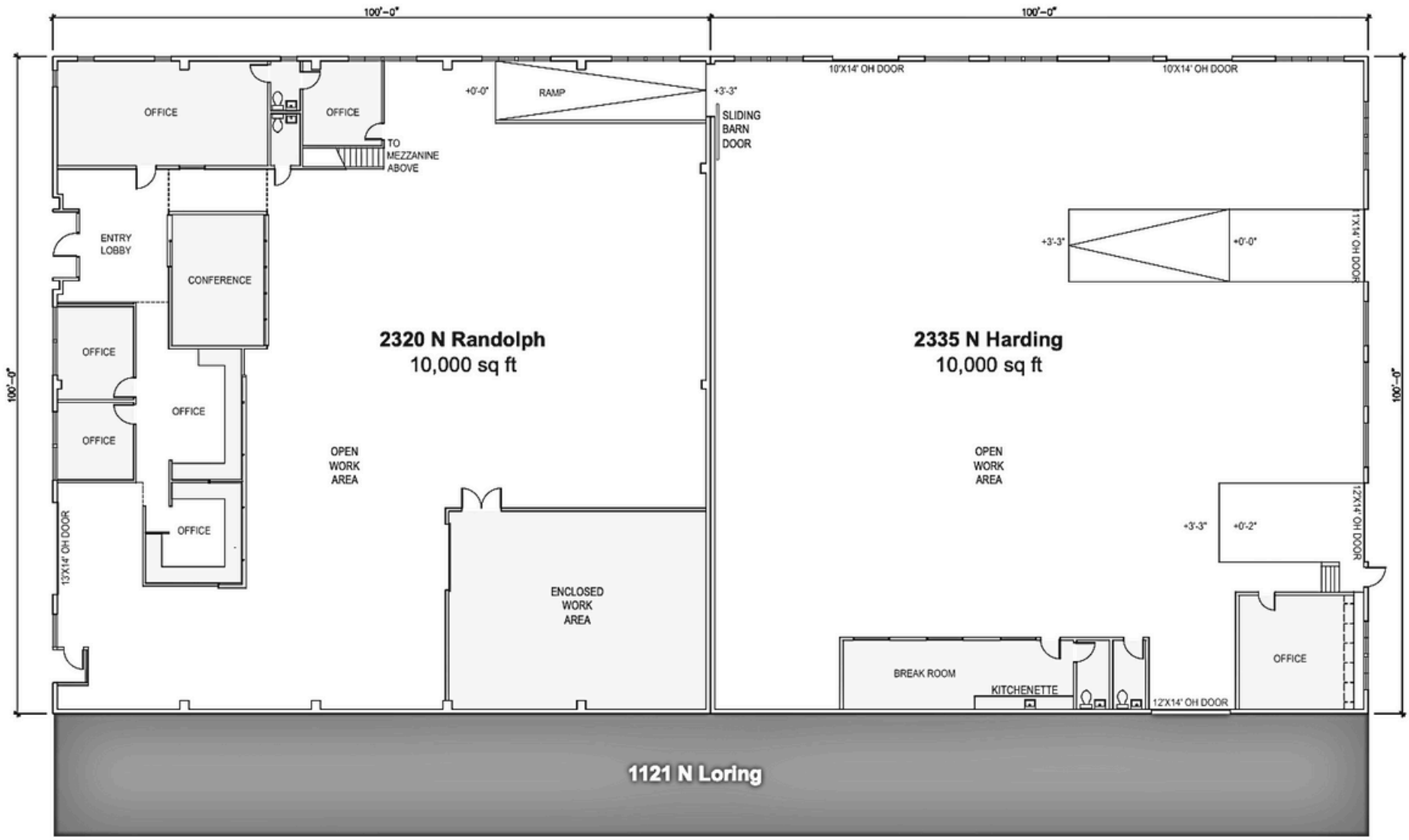


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Floor Plan



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INDUSTRIAL / ELIOT