



FOR SALE



12812 NE WHITAKER WAY

Manufacturing Facility Available

91,284 SF | 5.31 AC | Sale Price \$12,950,000

12812 NE Whitaker Way, Portland, OR

- Heavy power
- Cross loaded dock and grade
- HVAC production space
- Easy freeway access

DANIEL HELM, SIOR

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PROPERTY SUMMARY

FOR SALE



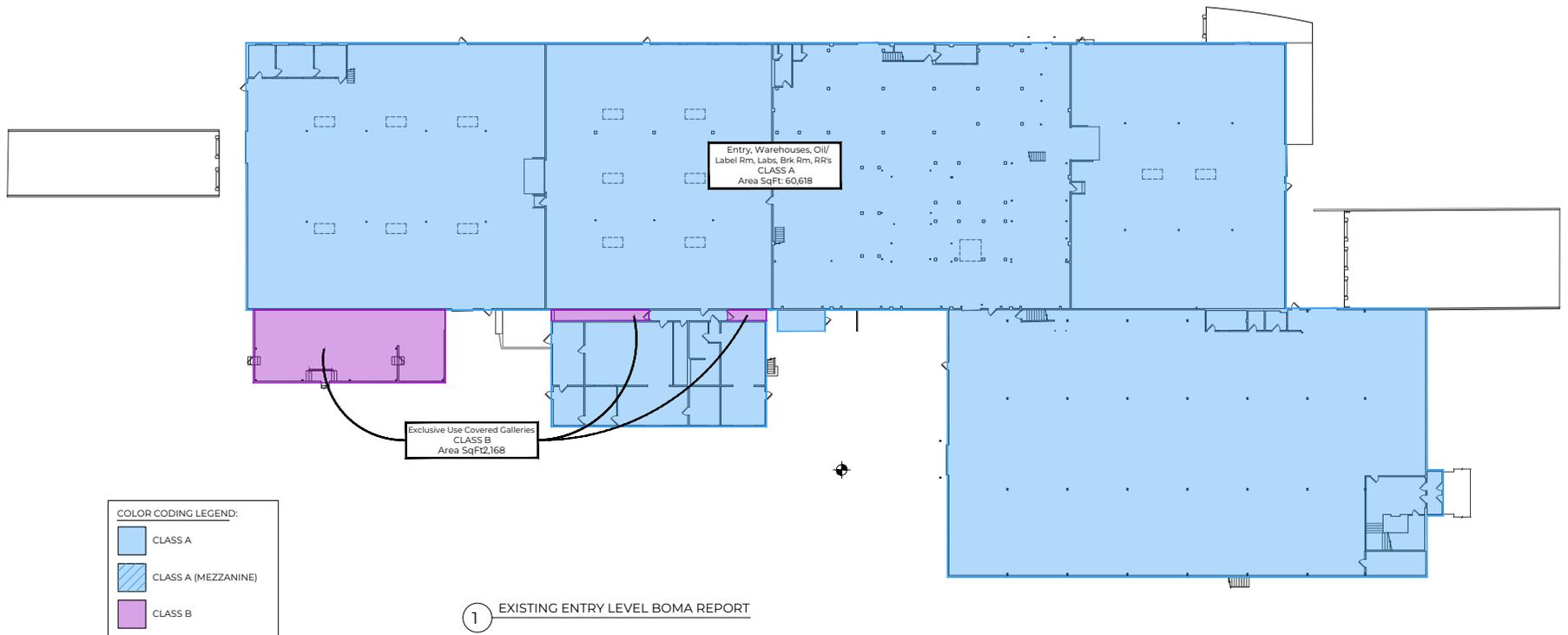
PROPERTY DETAILS	
Address	12812 NE Whitaker Way Portland, OR 97230
Total SF	91,284
Shop SF	1,950
Covered SF	2,168
Mezzanine SF	8,573
Main Building SF	75,593
2nd Story Office SF	8,987
2nd Story HVAC SF	8,988
Main Bldg Shell SF	60,618
Year Built	1974
Land Area	5.31 AC
Loading	5 Dock Positions 6 Grade-Level Doors
Clear Height	17'-20'
Power Est.	3,000 Amp Panel @ 480 Volts
Parcel No.	R274028
Marked Parking Spaces	70
Zoning	General Industrial 2 (IG2)
Sale Price	\$12,950,000



MAIN FLOOR SPACE PLAN



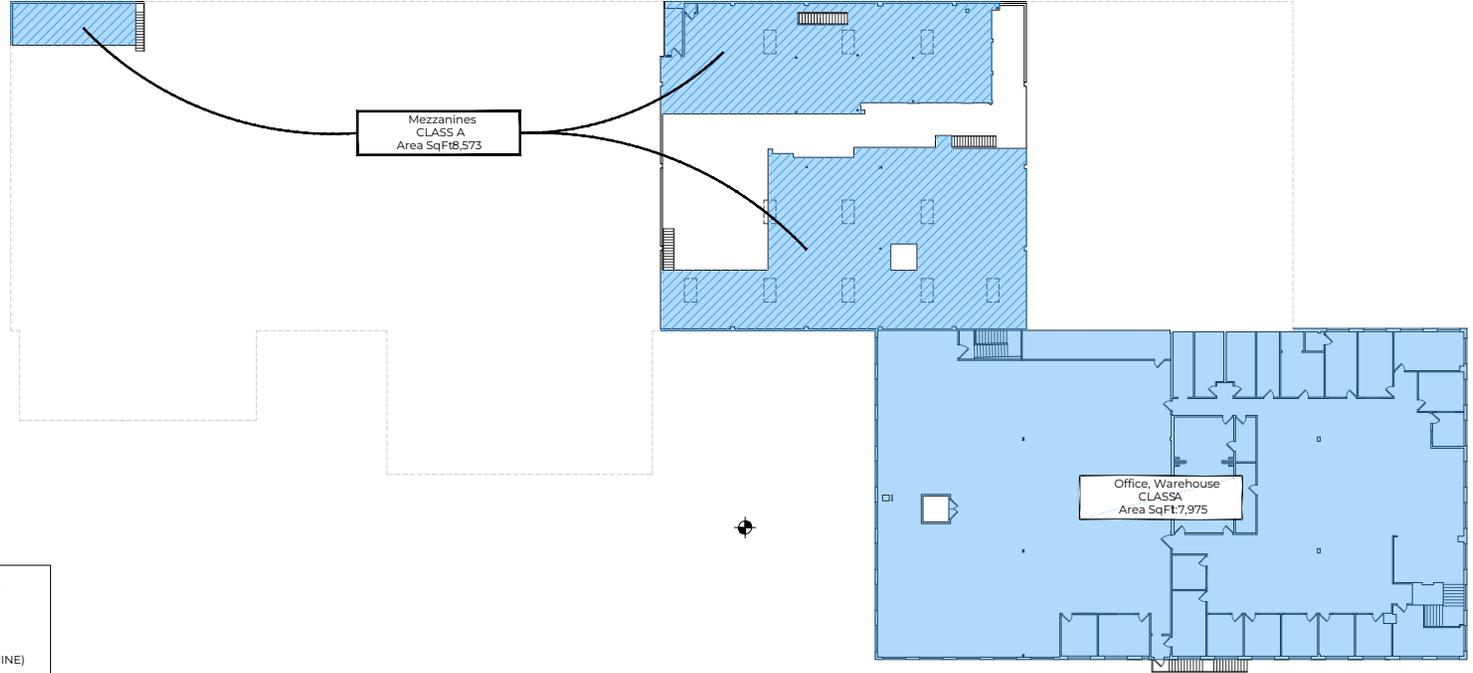
MAIN FLOOR PLAN



SECOND FLOOR SPACE PLAN



SECOND FLOOR PLAN



COLOR CODING LEGEND:

	CLASS A
	CLASS A (MEZZANINE)
	CLASS B

1 EXISTING UPPER/MEZZANINE LEVEL BOMA REPORT

BOMA 2024 Gross Areas - Standard Methods of Measurement - ANSI/BOMA Z65.3-2024										
FLOOR LEVEL	SPACE ID	Space Classification A	Space Classification B	Space Classification C	Space Classification D	Space Classification E	Space Classification F	Ancillary Areas (Optional) G	= A+B+C+D+E+F+G	= A+B+C
		Floor Area, Parking & Connectors.	Balconies, Excl. Use Covered Galleries, Fin. Roof Terraces.	Unenclosed Occupant Circ., Roofless Structured Prkg.	Public Use Covered Galleries, Sheltered Area	Building Voids	Other Rooftop Areas, Unenc. Connectors, Decks, Plazas.	Additional Areas incompatible with Gross Areas Standard.	Gross Area 4 (Construction Method For Reference Only)	Gross Area 1 (Leasing Method) Rentable
Entry Level	ENTRY, WAREHOUSES, OIL/LABEL RM, LABS, BRK RM, RR's	60,618							60,618	60,618
	EXCLUSIVE USE COVERED GALLERIES (TANK FARM)		2,168						2,168	2,168
FLOOR TOTALS		60,618	2,168						62,786	62,786
Upper / Mezzanine Level	OFFICE, WAREHOUSE	17,975							17,975	17,975
	MEZZANINES	8,573							8,573	8,573
FLOOR TOTALS		26,548							26,548	26,548
BUILDING TOTALS (Σ)		87,166	2,168						89,334	89,334

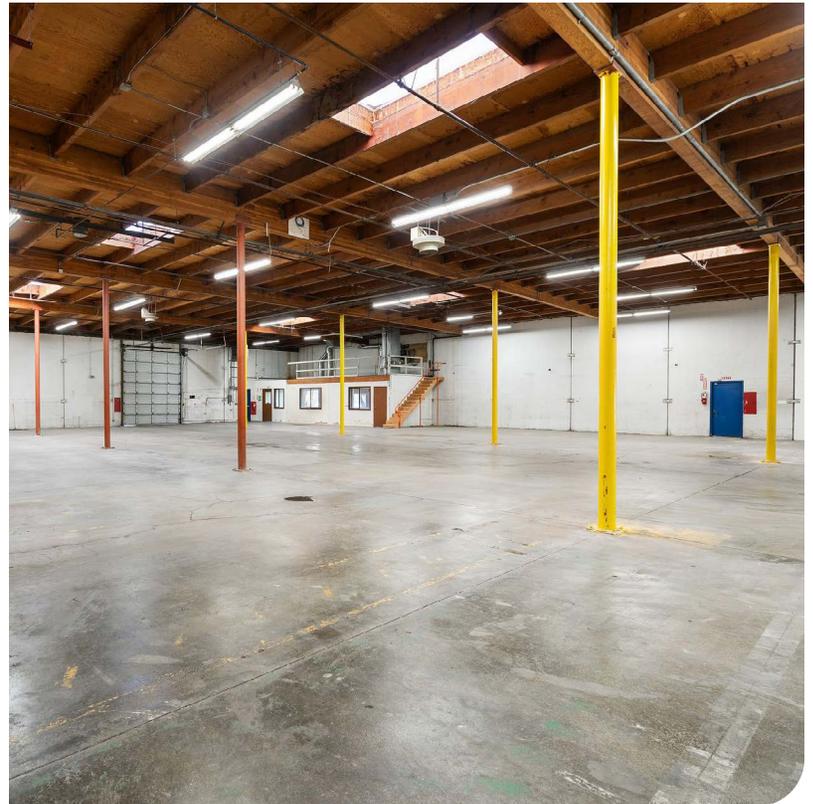
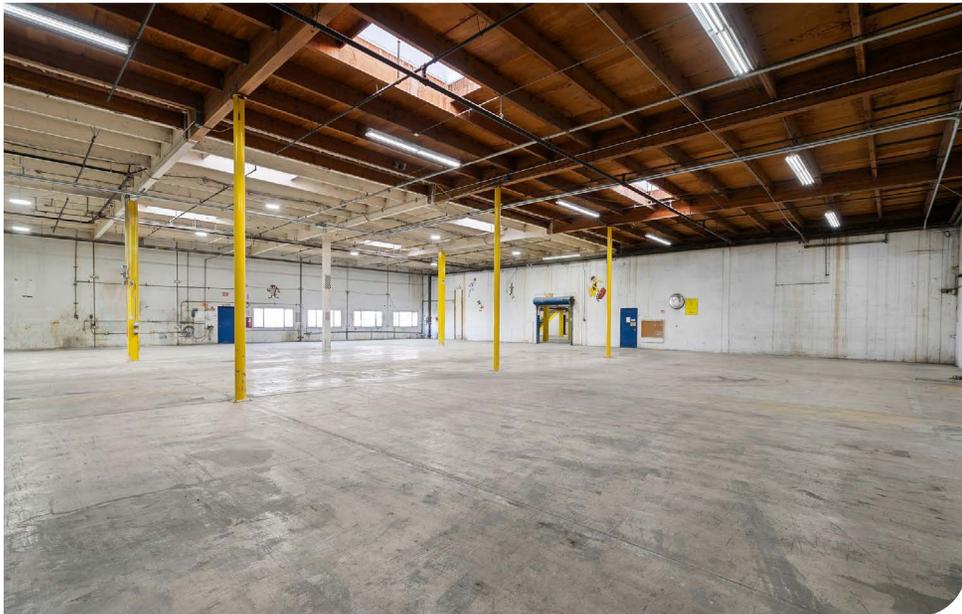


OFFICE PHOTOS



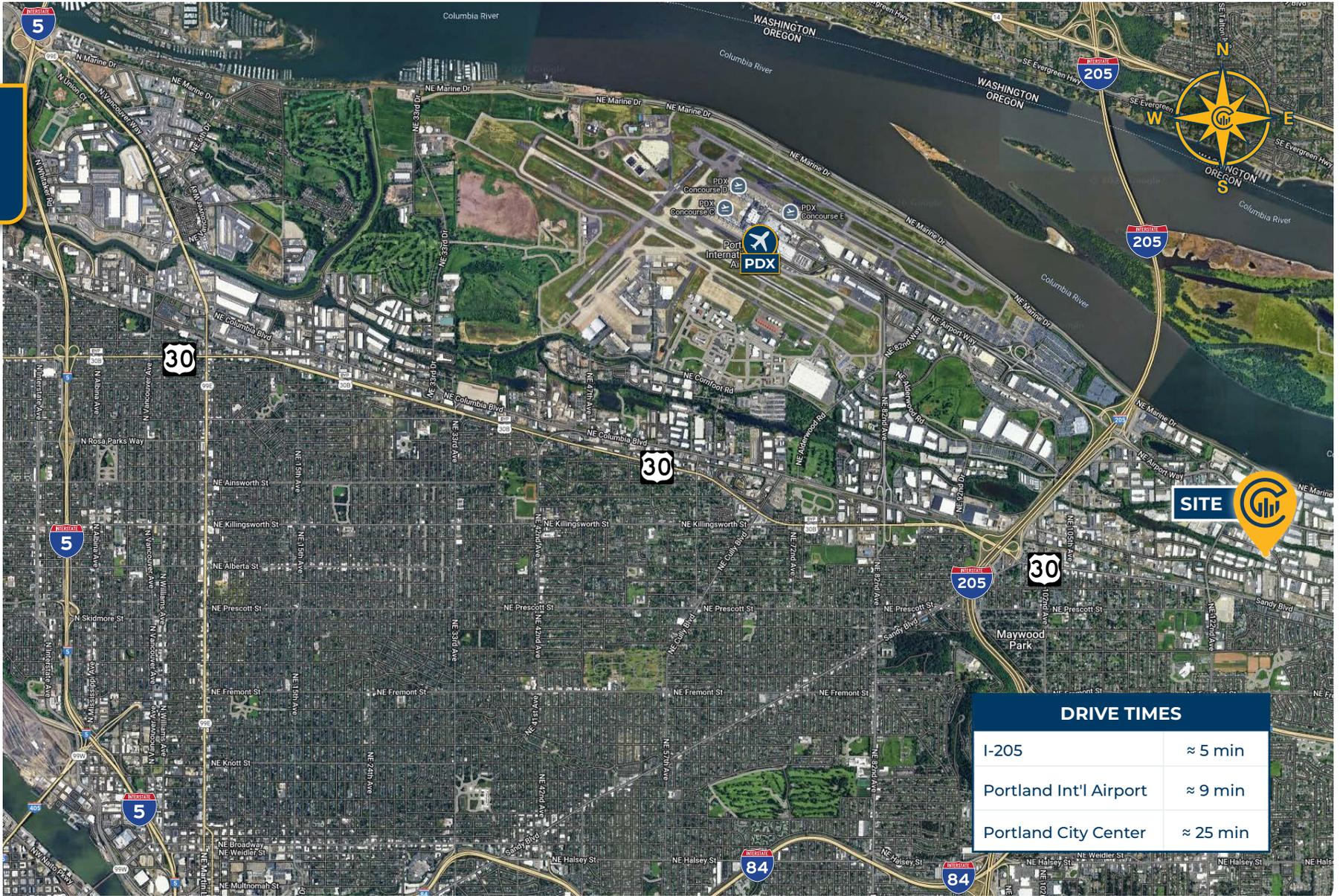


PRODUCTION PHOTOS





LOCAL AERIAL MAP



DRIVE TIMES	
I-205	≈ 5 min
Portland Int'l Airport	≈ 9 min
Portland City Center	≈ 25 min

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