

# Industrial Space with Newly Renovated Interior

1211 N LORING STREET, PORTLAND, OR 97227



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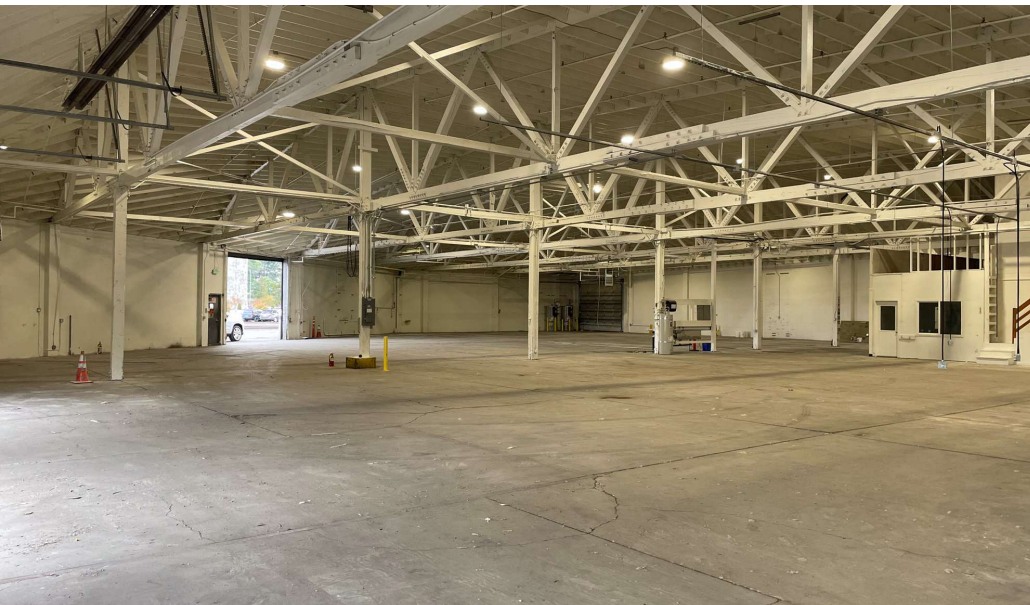
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### PROPERTY DESCRIPTION

The building offers an immediate occupancy with flexible lease terms. The warehouse was previously used for food and beverage operations, and comes complete with a functioning cooler, floor drain, and 3-compartment sink. Recent improvements to the building including new LED lights in the warehouse and updated office finishes allow easy move-in. Functional loading opportunities serve the building with 3 dock doors as well as an oversized power grade door. The sublease term can be flexible up through 2027.

### PROPERTY HIGHLIGHTS

- Flexible lease terms available up through 2027
- LED lighting in warehouse
- New flooring and paint in office area
- 2 restrooms, one with shower
- Oversized 16' wide grade door
- Numerous power drops
- Functional cooler

### OFFERING SUMMARY

Lease Rate:	\$18,950.00 per month (NNN)
Available SF:	21,650 SF
Lot Size:	33,850 SF
Zoning:	Heavy Industrial (IH)
Clear Height:	14'
Office:	Approx. 3,000 SF
Cooler:	Approx. 1,500 SF



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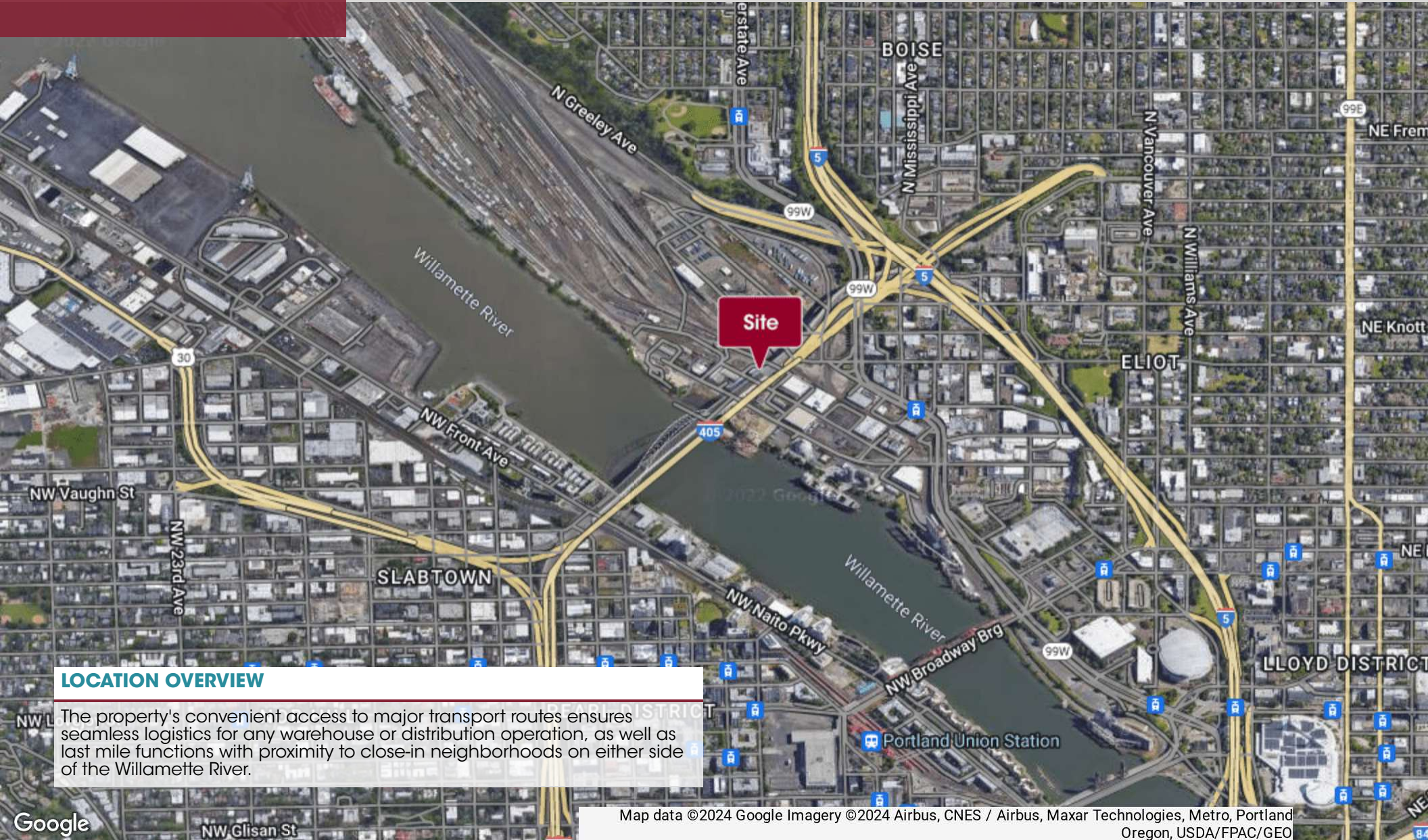


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**LOCATION OVERVIEW**

The property's convenient access to major transport routes ensures seamless logistics for any warehouse or distribution operation, as well as last mile functions with proximity to close-in neighborhoods on either side of the Willamette River.

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