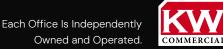


Property Description

A rare river-front industrial asset situated on ±2.90 acres along the Willamette River, offering barge access, yard space, and flexible heavy-industrial zoning (IH) with a River General (g) overlay. Improvements include a single-story industrial building supported by a sand/gravel surface yard and direct vessel access. This combination of location and zoning makes the site especially ideal for marine logistics, bulk materials handling, and other river-related uses, or for future redevelopment. This property is exceptionally centrally located for robust logistics, with estimated drive times of just 1 minute from Hwy 26, 4 minutes from Downtown Portland, 4 minutes from I-5, and 6 minutes from Hwy 84. The site is also minutes away from the Port of Portland, ensuring efficient regional and national access.









Property Details			
Existing Structure Size	3,262 SF	Year Built	1950
Land Area	2.90 Acres (126,324 SF)	Parcel No.	R197256
Zoning	IH – Heavy Industrial g – River General	Transit Access	2 Blocks from Tilikum Crossing Light Rail Station

















