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RIVERFRONT INDUSTRIAL -
FORMER ROSS ISLAND SAND & GRAVEL TAIT

2611 SE 4th Avenue
Portland, OR 97202

FOR SALE

Property Features



2.90 AC



3,262 SF



IH | g Zoning

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.



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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



