

FULLY FENCED YARD AND SEPARATED SECURE PARKING

4441

NE 148TH AVE

PORTLAND ■ OR

INDUSTRIAL
FOR SALE/FOR LEASE

32,300 SF
GRADE LEVEL
MANUFACTURING
ON 2.58 ACRES



AVAILABLE SEPTEMBER 1, 2026
Do not Disturb existing Tenant Call for price guidance

CENTRALLY LOCATED ON NE AIRPORT WAY WITH
EXCELLENT FREE WAY ACCESS

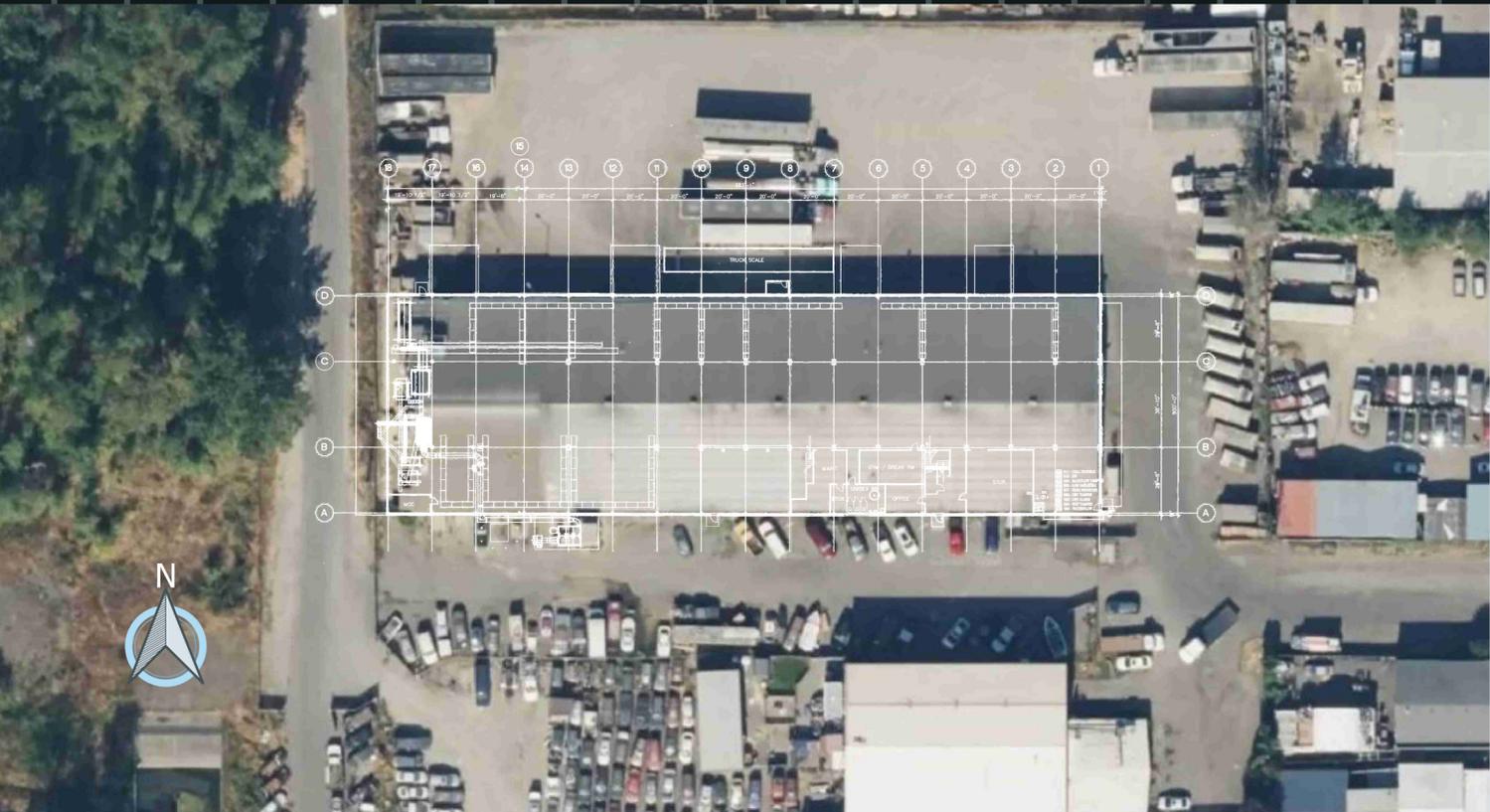
CBRE

PROPERTY DESCRIPTION

PROPERTY SUMMARY

Discover one of Portland's most versatile industrial opportunities. 4441 NE 148th is a 32,300 SF grade level steel structure/steel framed warehouse with metal roof and concrete flooring. The 2.58-acre fully fenced site offers approximately 1.20 acres dedicated graveled yard to the north and an asphalt southern parking lot. The warehouse features a large, open layout suitable for a variety of industrial uses including manufacturing, construction, heavy equipment, IOS storage, assembly, recycling, trucking.

Building Size	32,300 SF
Lot Size	2.58 acres (112,384 SF)
Office Size	3,351 SF
Clear Height	16' to 26' at peak
Loading	10 oversized grade level doors
Power	Heavy, well distributed power
Amenities	<ul style="list-style-type: none">• Full building sprinkler system, dry (non-freeze) HDL, compliant with NFPA 13• 7" thick concrete pad, west end of building for Machines• 4,000 SF asphalt aprons along north side of building• Truck scale• Fully fenced and secured graveled yard
Year Built	1977
Property Taxes-(2025)	\$33,086.27
Zoning	IG 2hxx - Industrial Sanctuary General Industrial 2 Zoning overlays: aircraft landing, prime industrial, airport noise impact.
Occupancy	Group F-1 (moderate hazard industrial use MFG)



KEY FEATURES

-  Over 1 acre fully fenced yard area
-  10 grade-level doors for multi-vehicle access
-  Heavy three-phase power suitable for fabrication or equipment use
-  On-site truck scale
-  1.20-acre secured, fenced yard
-  Excellent maneuverability for trucks and equipment
-  Ideal for trucking operations, contractors, logistics, fabrication, and more

LOCATION OVERVIEW

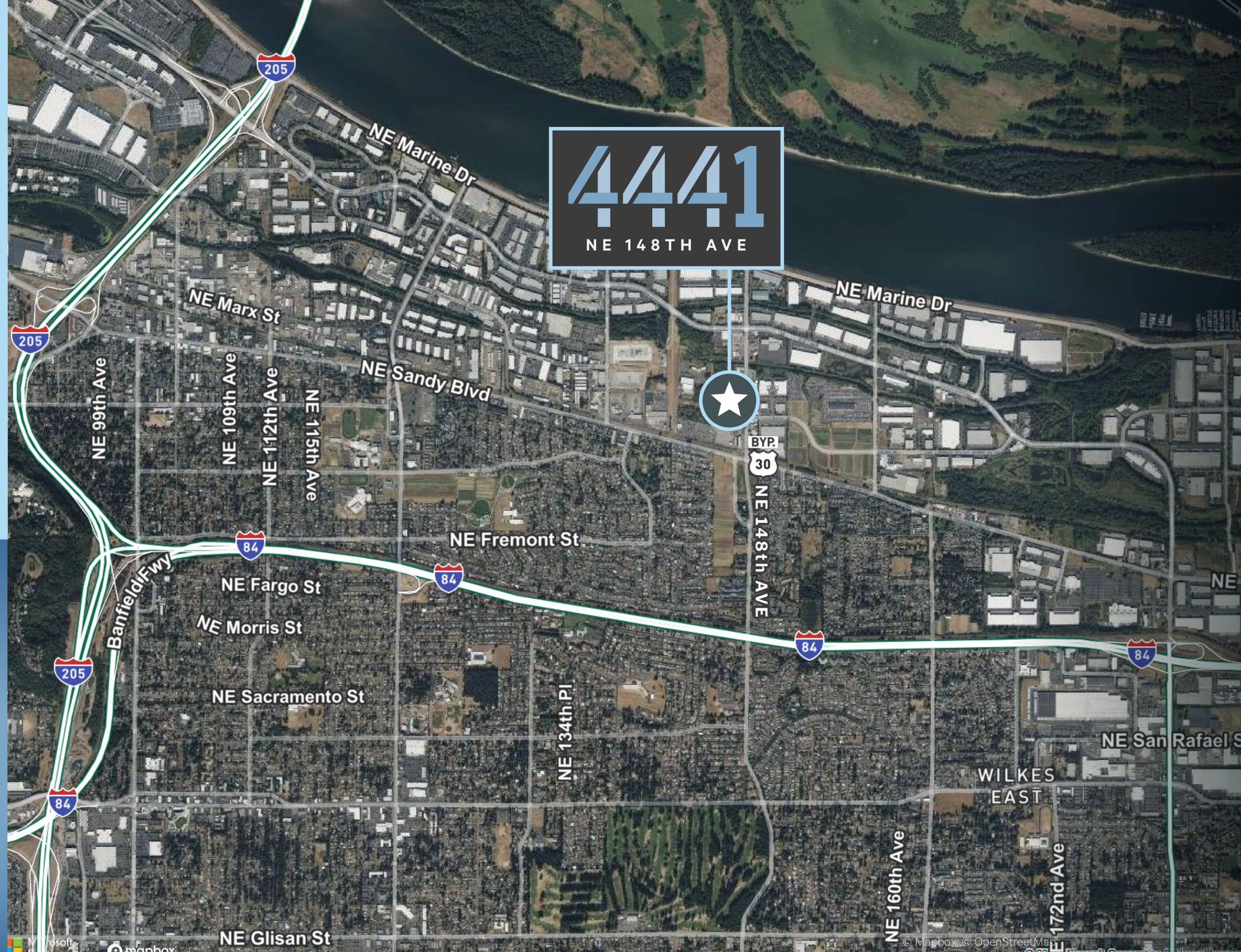
SUBMARKET SUMMARY

Airport Way is one of Portland's major employment zones and a critical contributor to economic prosperity. The area benefits from its connectivity and proximity to Portland International Airport, major freight routes, and public transit options that link it to downtown Portland and other employment centers.

PORTLAND TAX INCENTIVES

NON-RURAL OPPORTUNITY ZONE ON 2.58 ACRES

EAST PORTLAND ENTERPRISE ZONE



4441

NE 148TH AVE

PORTLAND ■ OR

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