



FOR LEASE

3647 SE 21ST AVENUE

PORTLAND, OR 97202

BUILDING SIZE

3,325 SF

BRETT BAYNE

503.972.7280

bayne@macadamforbes.com

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES



PROPERTY DESCRIPTION

- 3,325 SF Total Usable
- 2,320 SF Warehouse
- 1,005 SF Office on two floors - mostly wide open
- Small office reception plus second floor office
- (1) Grade level door
- 18' Clear height

LOCATION DESCRIPTION

Located in the highly desirable Central Eastside Industrial District, just two blocks south of SE Powell Blvd, with easy access to Downtown, I-205, and I-5.

OFFERING SUMMARY

Lease Rate:	Contact Broker
Available SF:	3,325 SF
Estimated NNN's:	\$0.29/SF

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