

A photograph of a dark grey, two-story industrial building. The left side features two white roll-up doors. The right side has a dark brick base and a two-story windowed facade. A small entrance with a glass door is on the ground floor. Utility equipment is visible on the left side of the building.

FOR LEASE

3647 SE 21ST AVENUE
PORTLAND, OR 97202

BUILDING SIZE

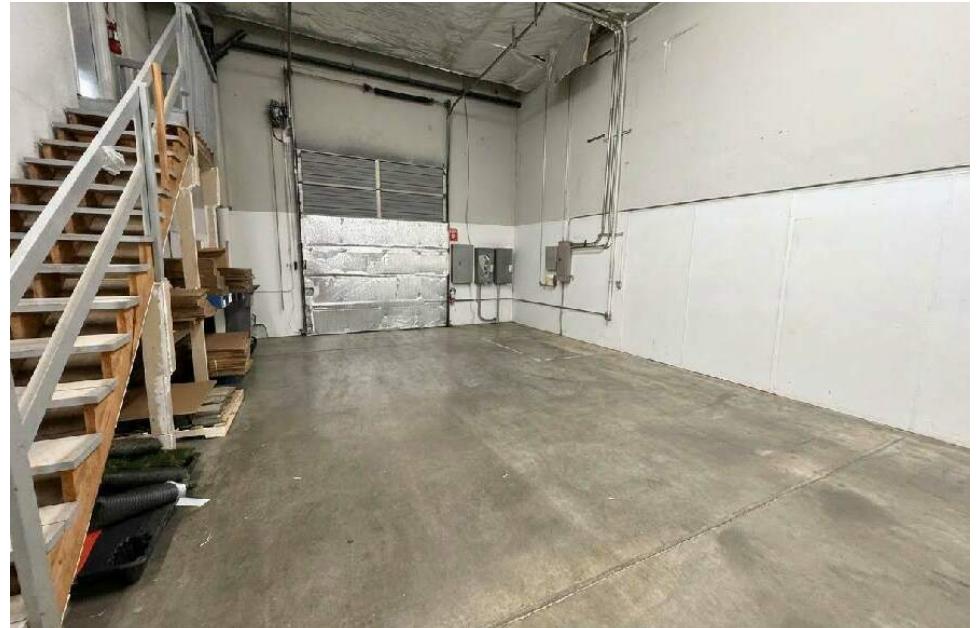
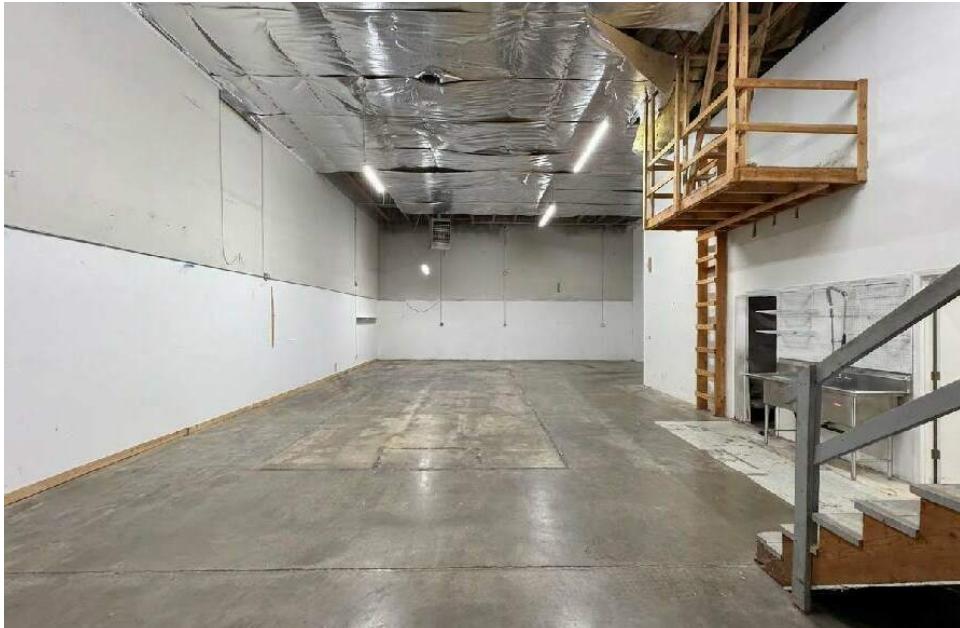
3,325 SF

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

BRETT BAYNE

503.972.7280 | bayne@macadamforbes.com

