

Freestanding Food Processing Facility

10527 NE SANDY BLVD, PORTLAND, OR 97220

PRICE REDUCED!

10527

**FOR SALE
OR LEASE**



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All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

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PROPERTY DESCRIPTION

Fully improved food processing building complete with freezer, cooler, hoods and more. The property includes approximately 10 parking spaces, with both grade and dock loading. This opportunity is ideal for a food-related company with minimal additional investment to commence operations.

OFFERING SUMMARY

Sale Price:	\$2,200,000
Lease Rate:	\$1.05 SF/month (NNN)
Available SF:	9,360 SF
Lot Size:	26,975 SF
Building Size:	9,360 SF

PROPERTY HIGHLIGHTS

- Food processing area: 3,986 SF
- Cooler/freezer: 1,578 SF
- Mezzanine office: 516 SF
- Interior office: 692 SF
- Clear height: 19'
- Parking spaces: 10
- Wet sprinkler
- Dock and grade loading



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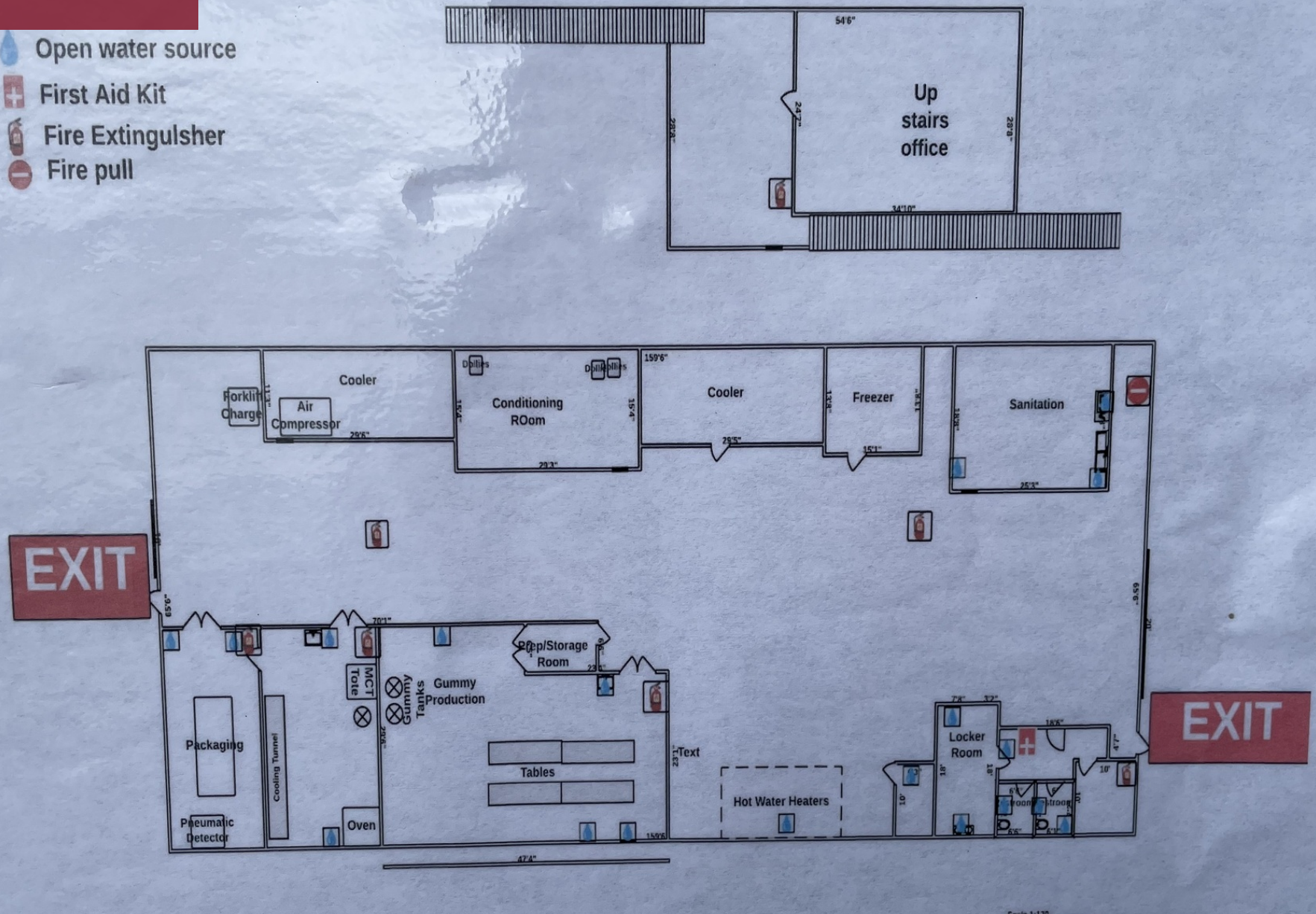
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-  Open water source
-  First Aid Kit
-  Fire Extinguisher
-  Fire pull



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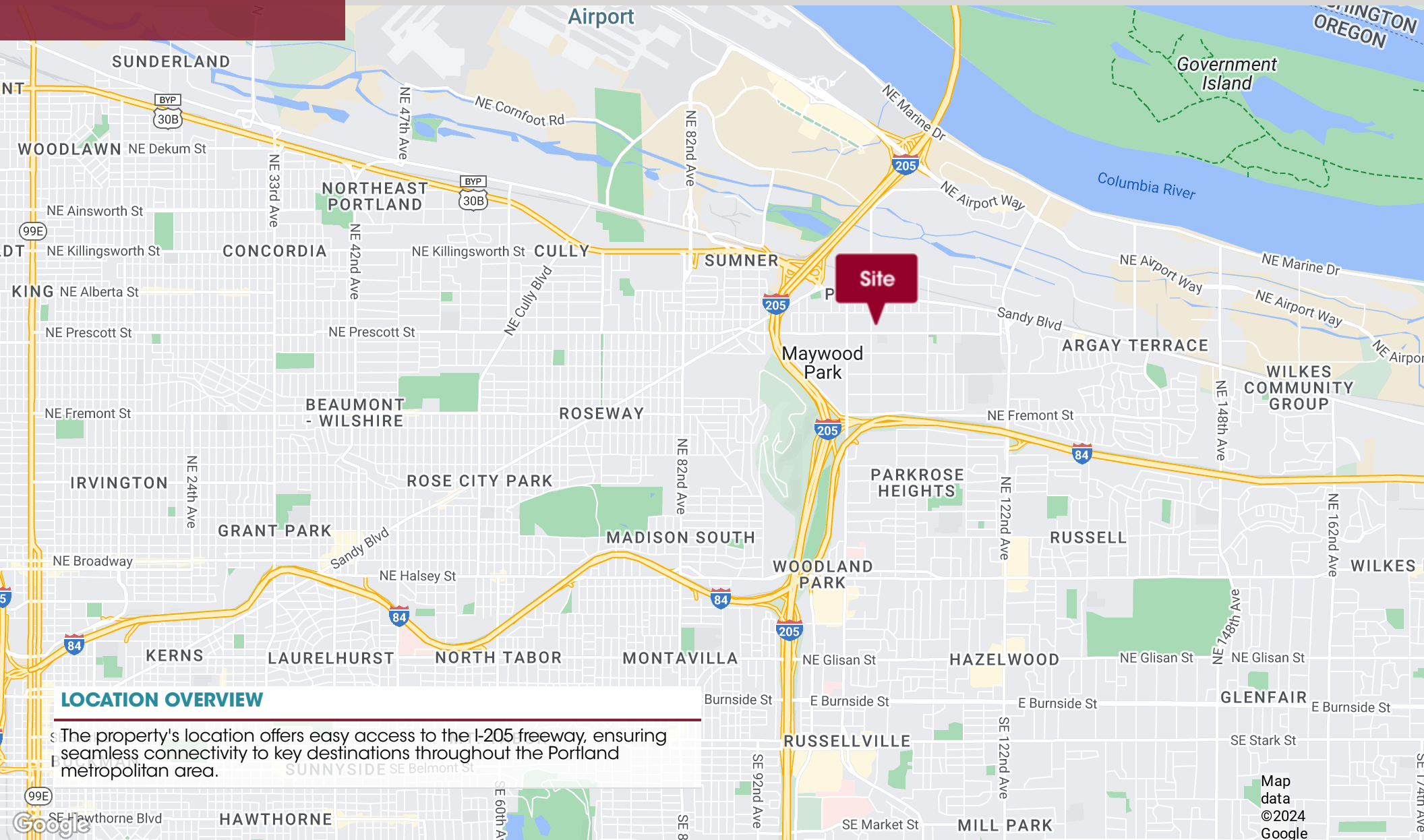
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LOCATION OVERVIEW

The property's location offers easy access to the I-205 freeway, ensuring seamless connectivity to key destinations throughout the Portland metropolitan area.



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