



FOR SALE



**SELLER FINANCING  
AVAILABLE**

## 13225 N COLUMBIA BLVD

### Office Building with Excess Land

± 3,300 SF Building on 1.76 Acres | **Sale Price:** \$1,499,999

#### 13225 N Columbia Blvd, Portland, OR 97203

- Plug-and-Play Office/HQ Opportunity w/ High-End Finishes
- Large Fenced/Secured Parking Area
- Excess (Unimproved) Land with Future Development/Yard Area Potential
- Seller Financing Available

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## PROPERTY SUMMARY

**FOR  
SALE**



### PROPERTY DETAILS

Address	13225 N Columbia Blvd Portland, OR 97203
Building Size	± 3,300 SF
Lot Size	1.76 AC (76,665 SF)
Construction	Masonry
Private Offices	Multiple Private Offices, Conference Rooms, Breakroom
Parking	40 Off-Street Private Parking Spaces
Zoning	IH (Heavy Industrial)
Sale Price	\$1,499,999 (Seller Financing Available)

### Location Features

- In Close Proximity to I-5 via North Columbia Blvd
- Near Port of Portland Terminals
- 11 Miles to Portland International Airport
- Multiple Access Points to CBD

### Nearby Highlights

- Amazon Distribution Center
- Cathedral Park
- Fulcrum Logistics
- IRC aluminum
- JR Simplot
- Peninsula Iron Works
- Port of Portland
- Radius Recycling
- T & G Trucking
- Time Oil Co
- US Distributng
- Western Machine Works





AERIAL

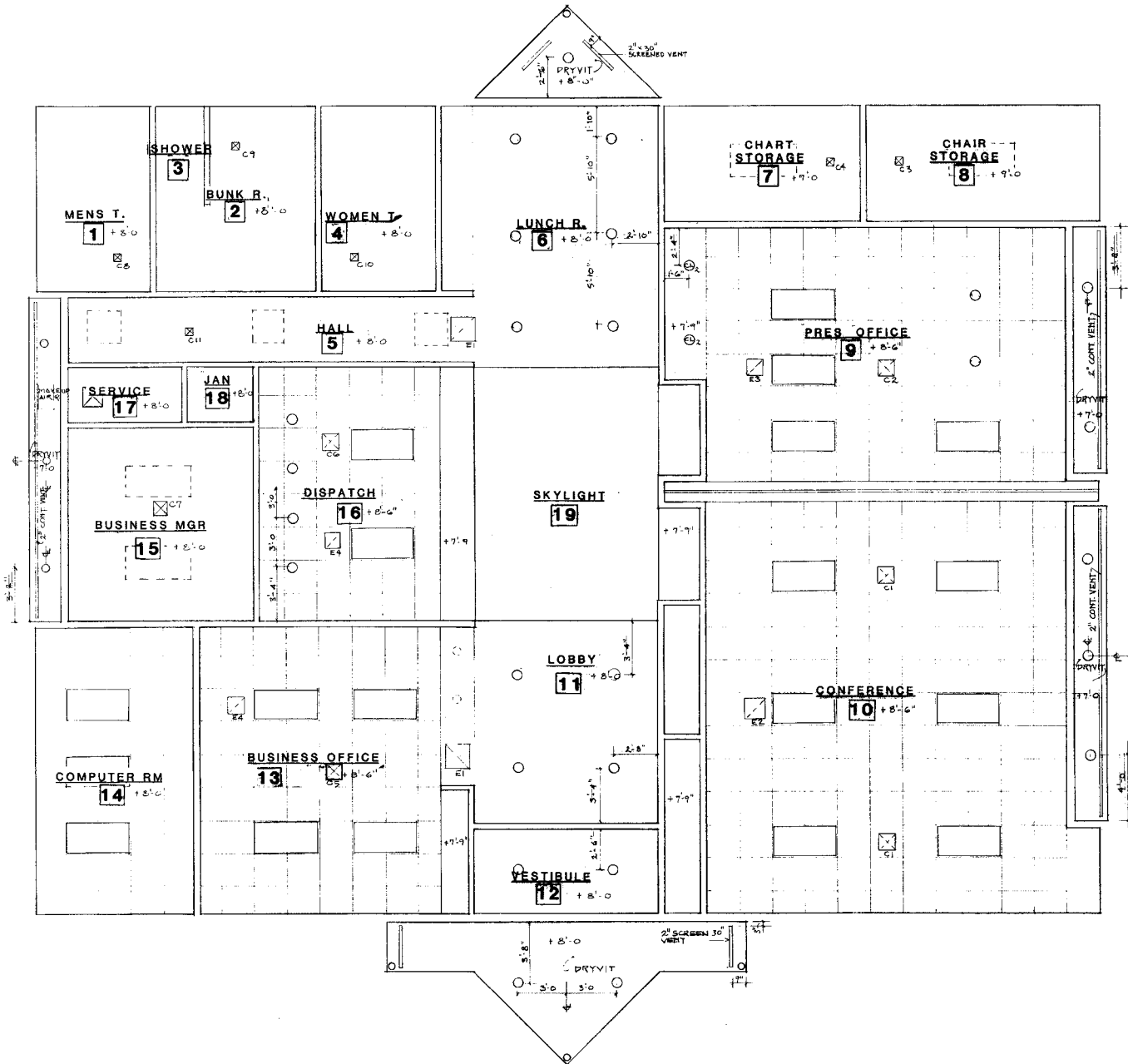


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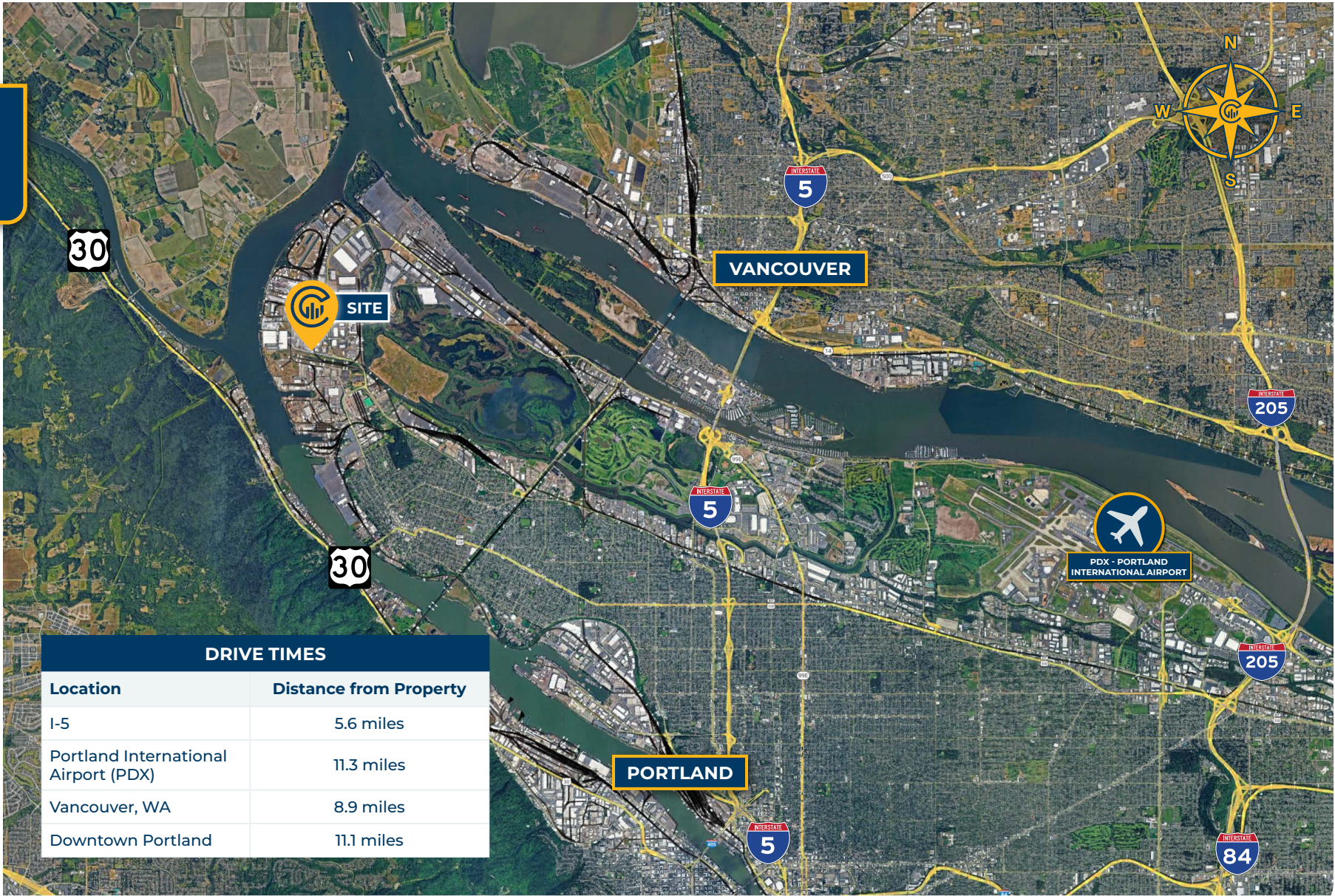
# FLOOR PLAN







# LOCAL AERIAL MAP



DRIVE TIMES	
Location	Distance from Property
I-5	5.6 miles
Portland International Airport (PDX)	11.3 miles
Vancouver, WA	8.9 miles
Downtown Portland	11.1 miles

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