



FOR LEASE



ONE MONTH FREE

Per Year Of Lease Term

Call Broker For Details

1238 SE GIDEON STREET

Available Industrial Space

± 5,500 SF | \$1.00/SF + \$0.20/SF NNN

1238 SE Gideon St, Portland, OR 97202

- Two (2) Grade Level Doors (12' x 14')
- 2,500 SF Fenced Yard Area
- Excellent Close-In SE Location
- 5 Minute Drive to Downtown Portland

SCOTT KAPPES, SIOR

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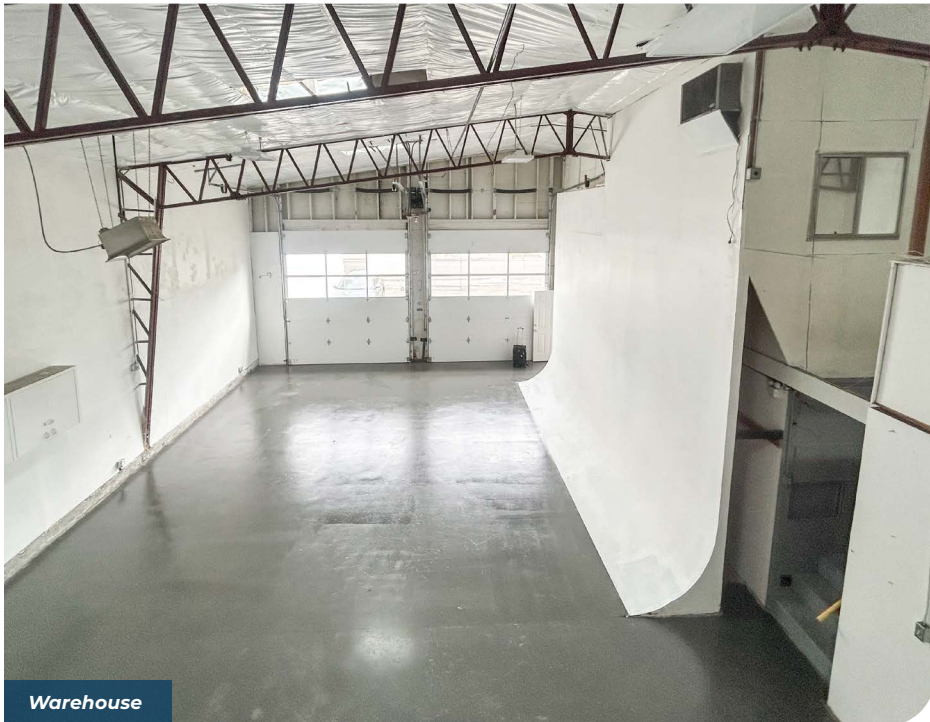


PROPERTY SUMMARY



Office

**FOR
LEASE**



Warehouse

PROPERTY DETAILS

Address	1238 SE Gideon St, Portland, OR 97202
Available Space	± 5,500 SF
Warehouse Size	± 4,500 SF
Mezzanine Size	± 1,500 SF
Office Size	± 800 SF on Two Floors
Yard Size	2,500 SF Paved, Fenced Yard Area
Grade Loading	Two (2) Grade Level Doors (12' x 14')
Clear Height	18'
Heat	Radiant
Availability	Now
Lease Rate	\$1.00/SF + \$0.20/SF NNN

Location Features

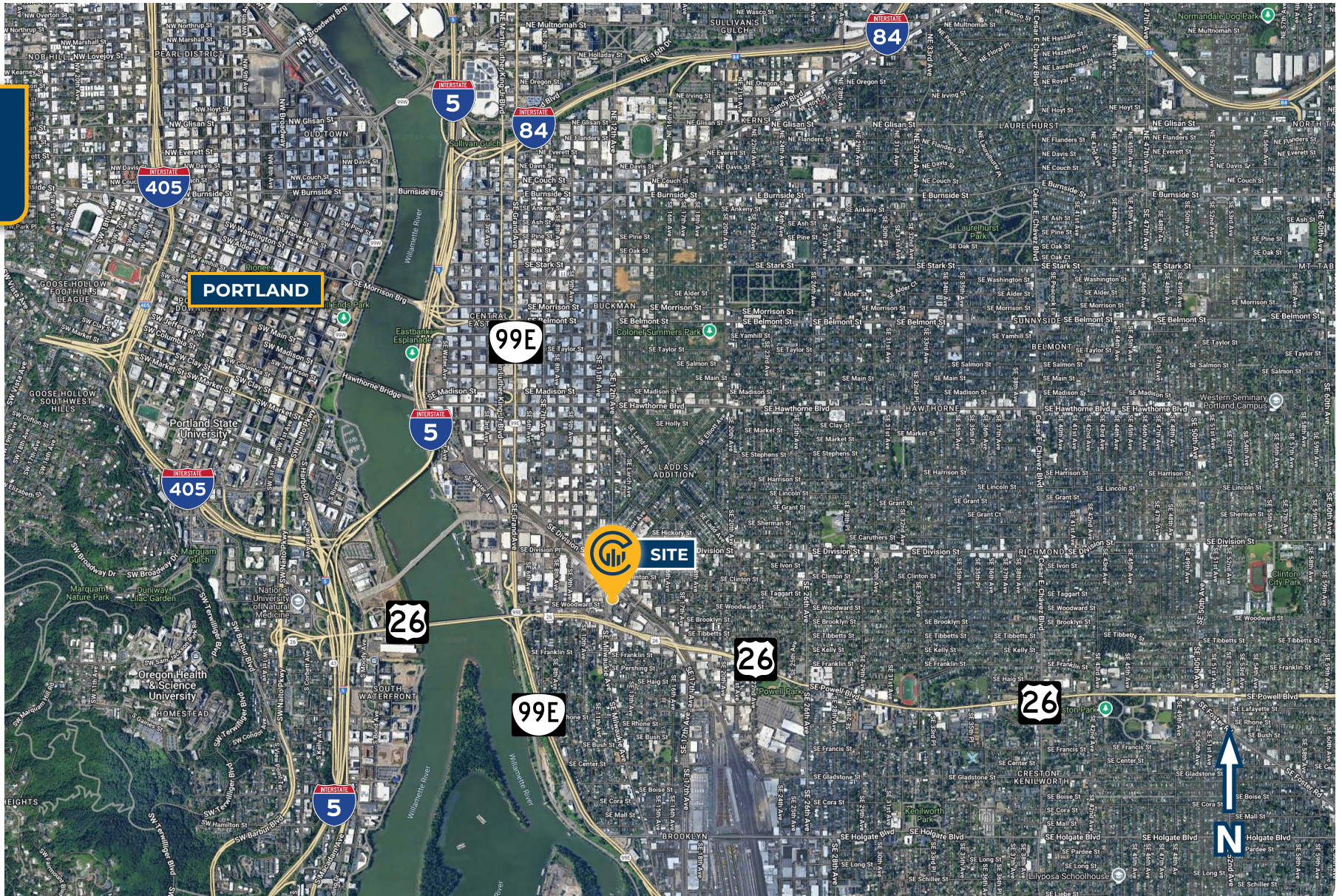
- Central Location Near the East End of the Ross Island Bridge
- Minutes to Downtown Portland
- Easy access to Hwy 99 and I-5 via SE Powell Blvd

Nearby Highlights

- Aladdin Theater
- Artist & Craftsman Supply
- Burgerville
- Dutch Bros Coffee
- Edelweiss Sausage & Delicatessen
- Hopworks Brewery
- McDonald's
- My Way Lounge
- New Seasons Market
- People's Food Co-op
- Portland City Boxing
- Portland Juice Co
- Portland Leather Goods
- Rose City Coffee Co
- Teutonic Wine Company



LOCAL AERIAL MAP



*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2025 | Map data ©2024 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO

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