

**FOR SALE**

ONE PROPERTY STILL AVAILABLE



# 3641 & 3717 NW ST. HELENS RD

PORTLAND, OR 97210

For more information or a property tour, please contact:

**DUANE LINK**

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*Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to his/her own satisfaction.*

**Norris & Stevens**

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# 3641 & 3717 NW ST. HELENS RD

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**TWO INDUSTRIAL SPACES FOR SALE - SOLD TOGETHER OR INDEPENDENTLY  
OWNER/USER OR TENANTS WILLING TO SIGN LONG-TERM LEASE**

## **3641 NW ST. HELENS RD**

### **DETAILS**

- Sale price: \$2,200,000 (\$205 PSF)
- Parcel: R253421
- Land area: 70,400 SF (1.62 AC)
- Building area: 10,720 SF
- First floor area: 7,200 SF
- Zoning: IG2 (Heavy Industrial)

### **FEATURES**

- 2 story industrial building
- Large yard, partially fenced
- Cross docks
- 28' building height / 16' clear height
- 3 drive in / 15' height
- Environmental studies underway
- Bare bones truck yard with dock



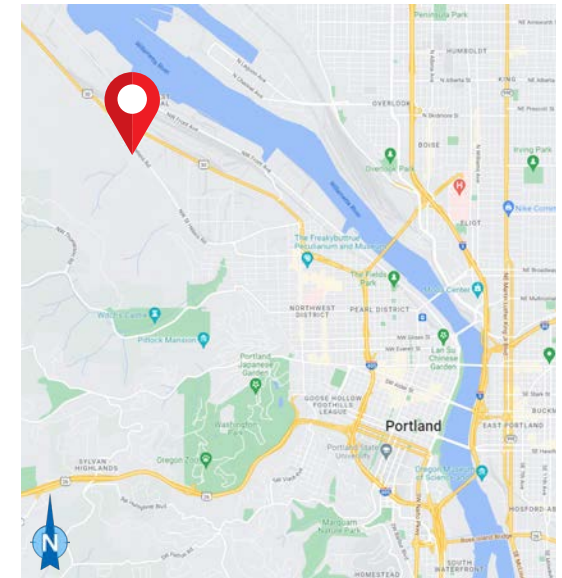
## **3717 NW ST. HELENS RD - UNDER CONTRACT**

### **DETAILS**

- Sale price: \$2,200,000 (\$155 PSF)
- Parcel: R253420
- Land area: 54,425 SF (1.25 AC)
- Building area: 14,236 SF
- Zoning: IG2 (Heavy Industrial)

### **FEATURES**

- 1 story industrial warehouse
- 20' building height
- Racking
- Environmental studies underway



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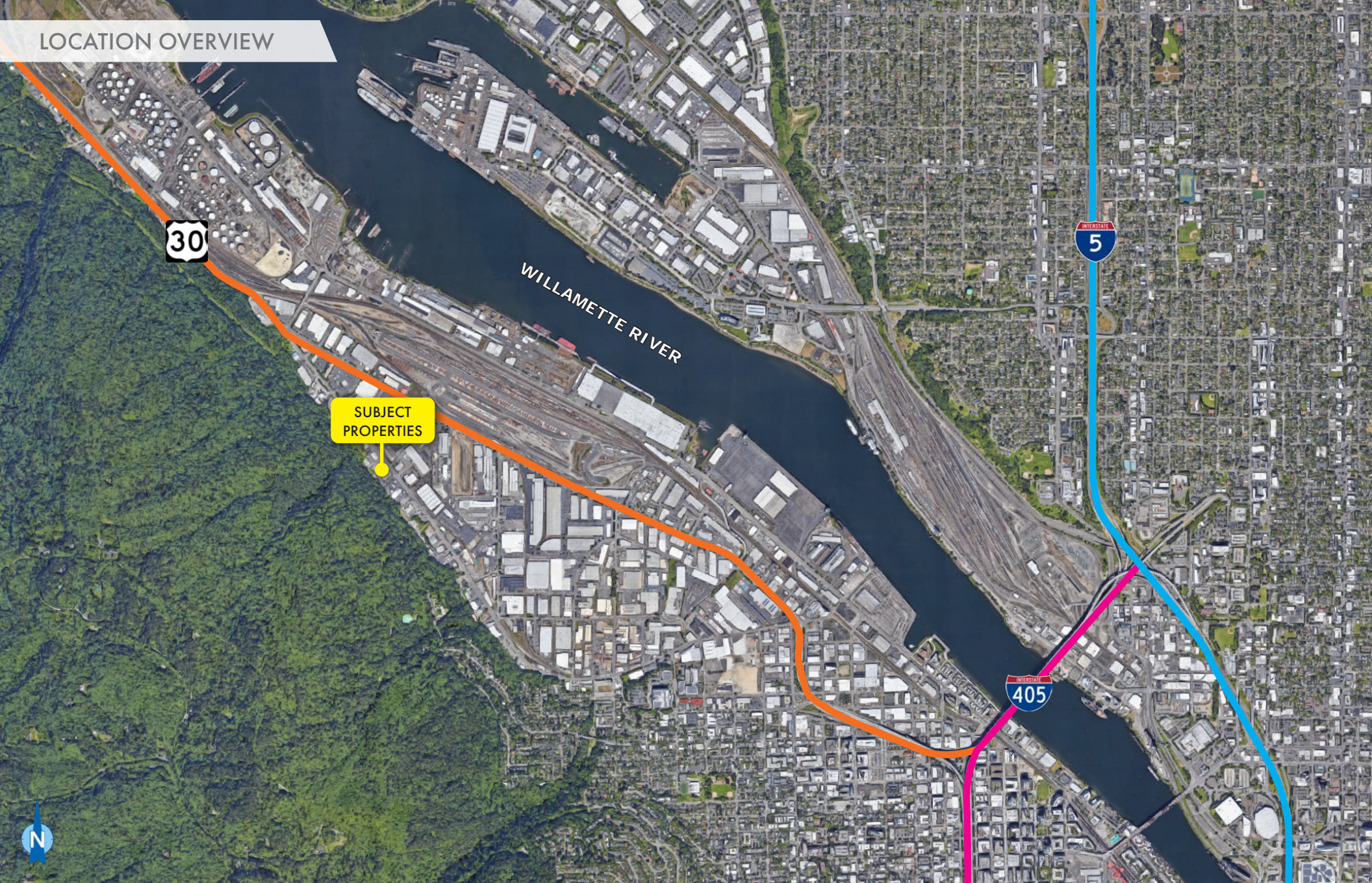
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# LOCATION OVERVIEW



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