

FOR SALE

CONDITIONED FLEX WAREHOUSE + OFFICE | PORTLAND, OR

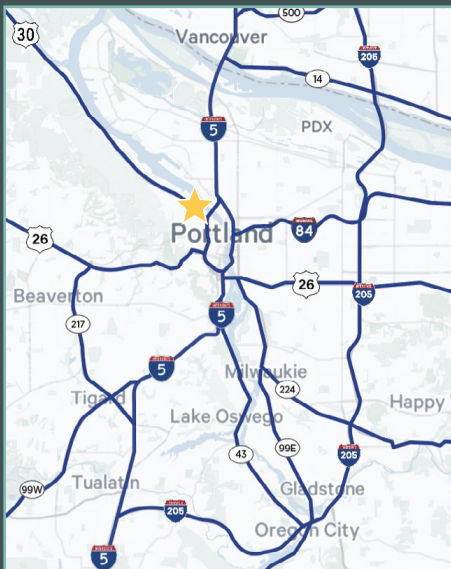
CBRE

Conditioned Flex Warehouse | Office

\$3,750,000

Renovated in 2016, this conditioned warehouse contains 18,751 SF with ~4,500 SF of office space.

The prime location offers swift access to all major freeways and Portland's Central Business District, enhancing logistical efficiency.

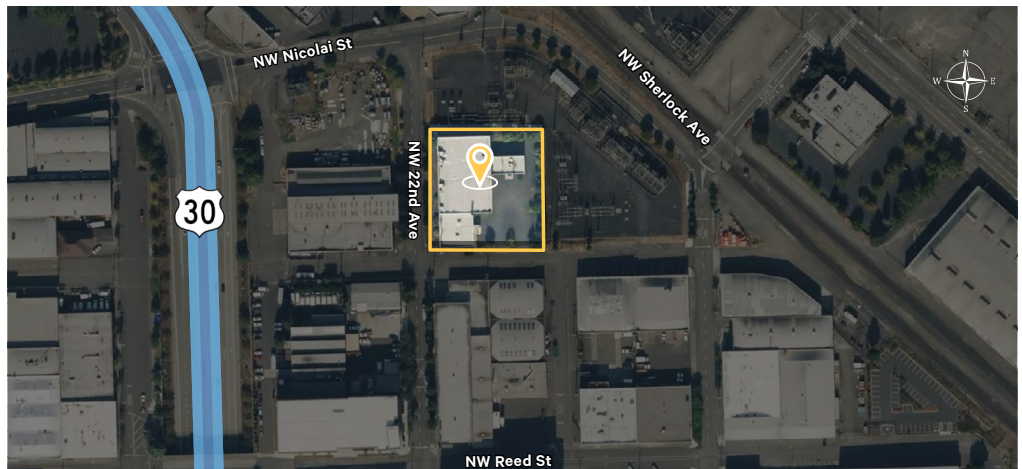


PROPERTY FEATURES



An exceptional opportunity awaits in the heart of Northwest Portland's thriving industrial landscape.

ADDRESS	2187 NW Reed St. Portland, OR 97210
PROPERTY TYPE	Conditioned Warehouse/Flex Space + Office
CONSTRUCTION TYPE	Concrete
BUILDING SIZE	±18,751 SF
OFFICE	±4,500 SF
LOT SIZE	0.92 AC / 39,988 SF
CLEAR HEIGHT	14'
STORIES	1
YEAR BUILT	1949
YEAR RENOVATED	2016
PARKING	On-site surface lot with 20+ spots
ZONING	IG1k (General Industrial 1 - Prime Industrial)
PLAN DISTRICT	Guild's Lake Industrial Sanctuary
PARCEL	R269759



Property & Location Description



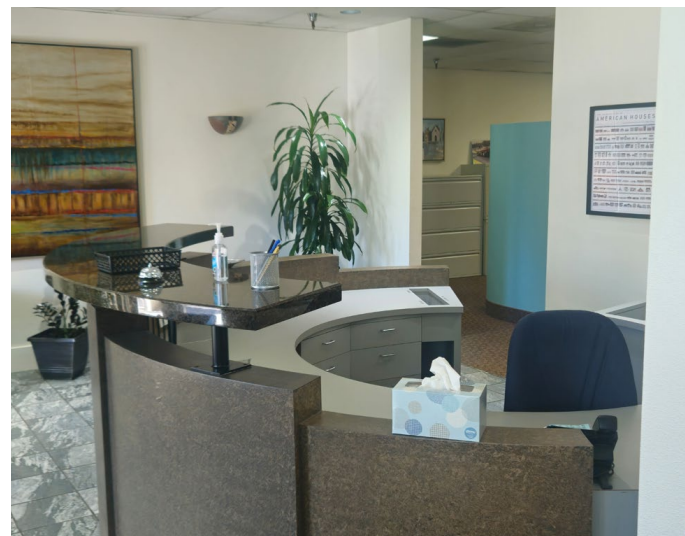
Opportunity for one or multiple tenants

The property's practical amenities, including ample on-site parking, one dock-high door, and two convenient grade-level drive-in doors, further contribute to its operational appeal for owner/user groups or an investor.



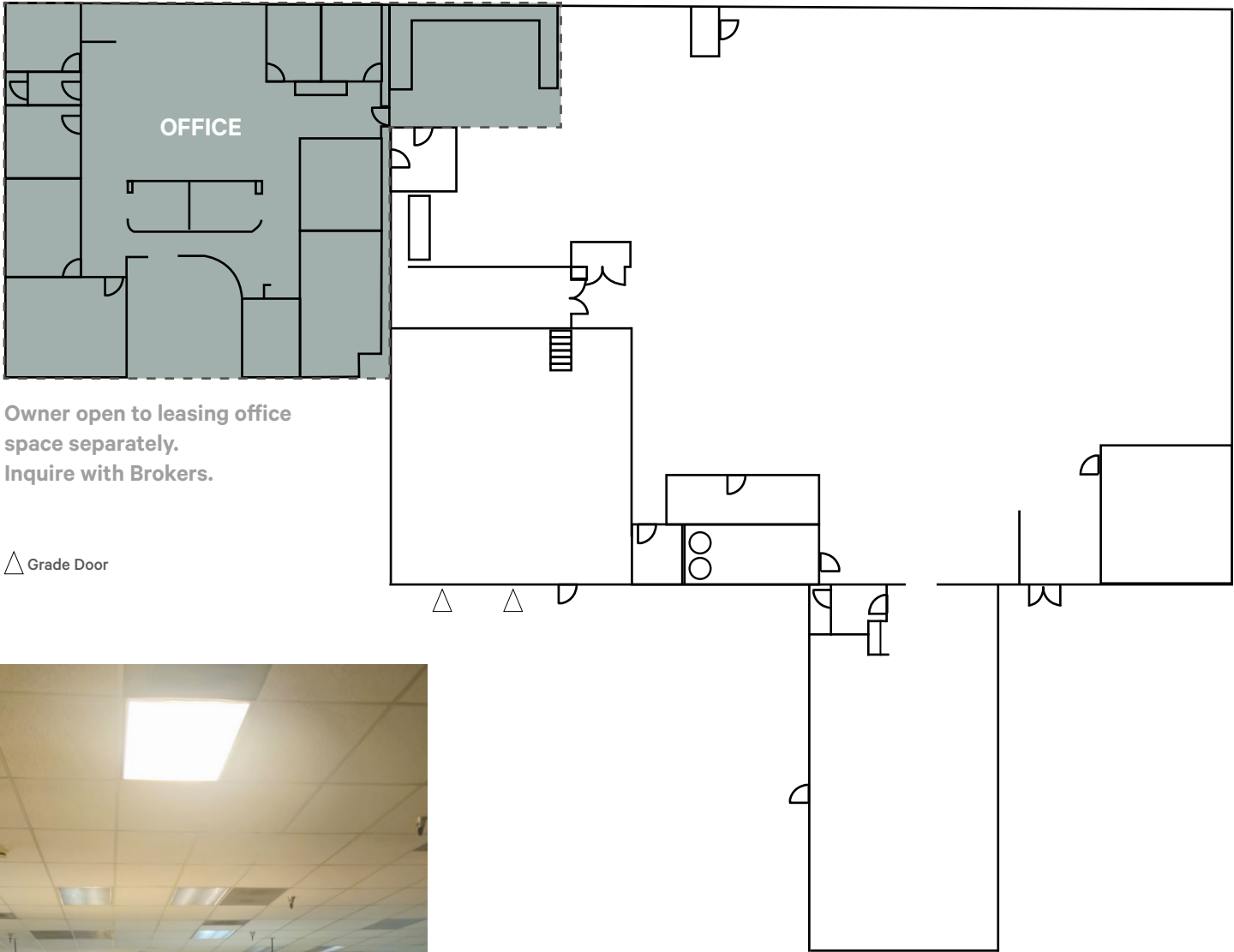
Separate entrance with ADA ramp for Office Use

Nestled within the highly coveted Northwest Portland district, this flex/industrial gem has an unparalleled location. It's mere minutes from the vibrant retail and dining of NW 23rd Avenue, offering convenient access to amenities. Furthermore, its proximity to the Fremont Bridge and Interstate 5 ensures seamless connectivity to the broader metropolitan area and major transportation arteries, making it an ideal hub for efficient distribution and logistics. This strategic positioning within an established industrial infill submarket, just minutes from downtown, is a significant advantage for businesses requiring rapid transit and accessibility.



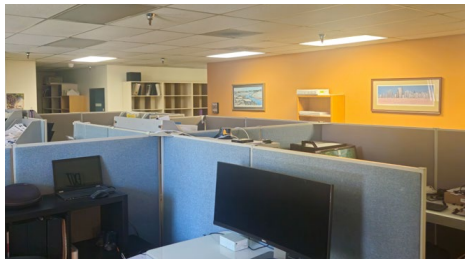
Office reception area

Floorplan & Photos



Owner open to leasing office space separately.
Inquire with Brokers.

△ Grade Door





SITE
2187 NW REED ST



Amenity Map

COFFEE

- 1 Dutch Bros.
- 2 Electrica Coffee
- 3 The Dragonfly Coffee House
- 4 Case Study Coffee Roasters
- 5 Starbucks
- 6 St. Honore Bakery

FOOD | RESTAURANTS

- 1 Dockside Saloon & Restaurant
- 2 Phuket Café
- 3 Fillmore Trattoria
- 4 Slabtown Food Carts
- 5 Pine State Biscuits
- 6 Matador
- 7 Besaws
- 8 G-Love
- 9 AFURI Slabtown
- 10 McDonald's
- 11 St. Jack
- 12 New Seasons Market
- 13 Salt & Straw
- 14 Bamboo Sushi
- 15 Serratto Restaurant
- 16 Fireside
- 17 Café Nell
- 18 Ken's Artisan Bakery
- 19 Elephants Delicatessen
- 20 Harlow

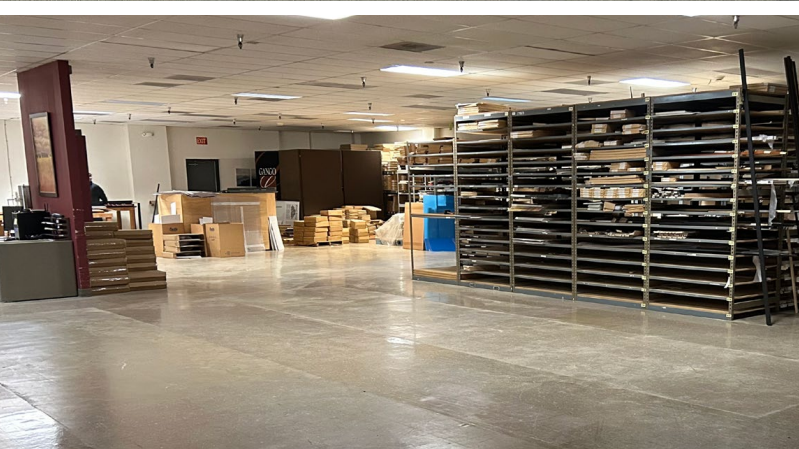
MISCELLANEOUS

- 1 USPS
- 2 ZoomCare Urgent Care
- 3 Sherwin-Williams
- 4 Holiday Inn Express & Suites
- 5 OnPoint Credit Union
- 6 Adidas Employee Store
- 7 Orange Theory
- 8 YogaSix
- 9 Trader Joe's
- 10 CorePower Yoga
- 11 Breakside Brewery
- 12 Muse Wine Bar
- 13 Manzanita NW Wine Bar
- 14 Ap Market
- 15 Brujos Brewing
- 16 Escape Games PDX
- 17 Wells Fargo Bank
- 18 Fred Meyer
- 19 Cinema 21
- 20 prAna

FOR SALE

CBRE

CONDITIONED FLEX WAREHOUSE + OFFICE | PORTLAND, OR



Graham Taylor

Senior Vice President
+1 503 200 9216
graham.taylor@cbre.com
Licensed in OR, WA & CA



Gabe Schnitzer

Vice President
+1 503 944 9449
gabe.schnitzer@cbre.com
Licensed in OR & WA



© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.