

FOR SALE

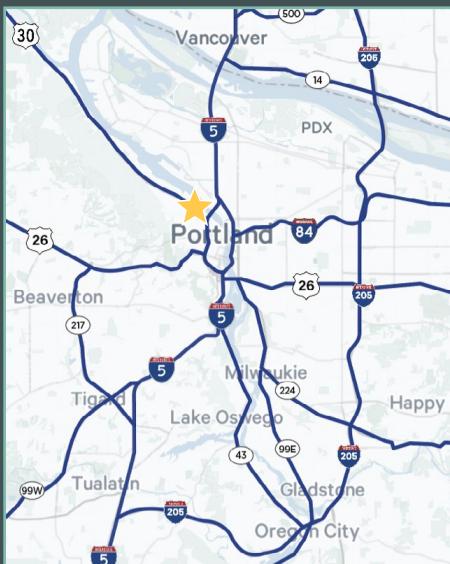
CONDITIONED FLEX WAREHOUSE + OFFICE | PORTLAND, OR

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.

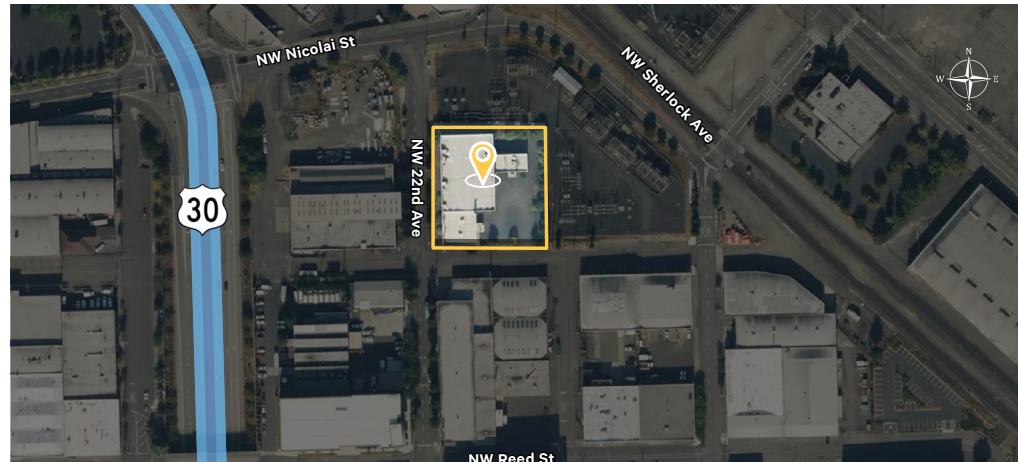


PROPERTY FEATURES



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



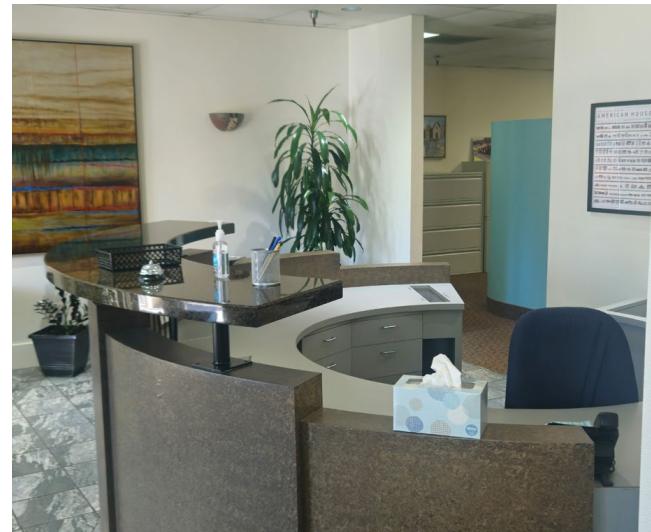
Opportunity for one or multiple tenants

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.



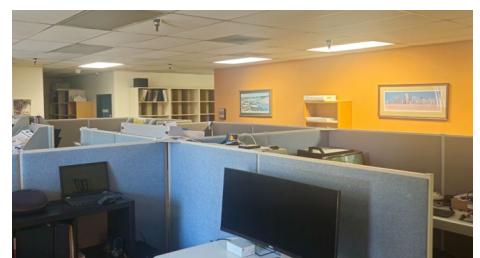
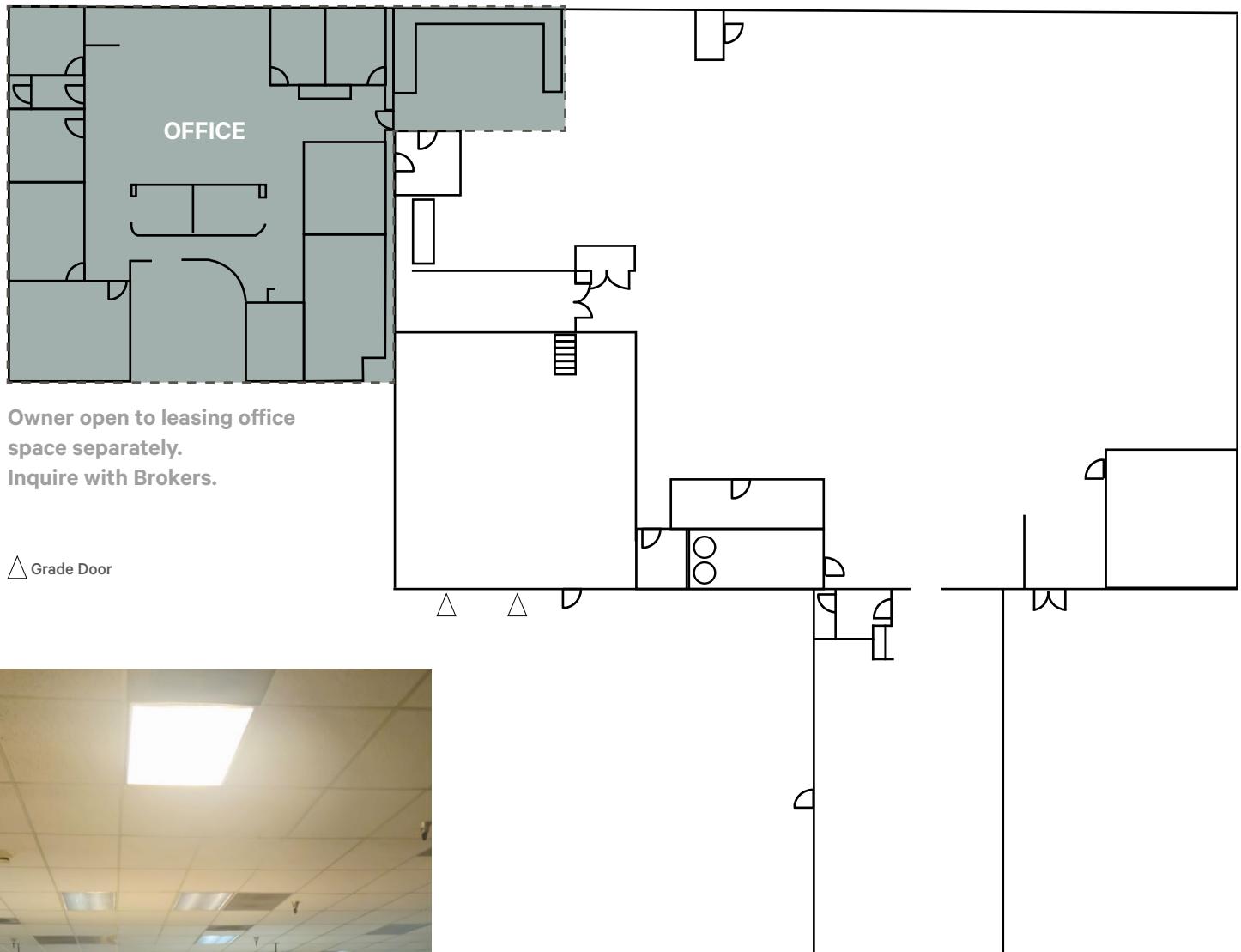
Separate entrance with ADA ramp for Office Use

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





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

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CBRE

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