



FOR LEASE / SALE



3460 NW INDUSTRIAL STREET

Industrial Space

± 28,500 SF Warehouse & ± 6,000 SF Office/Showroom

3460 NW Industrial St, Portland, OR

- Located Close-In Northwest Portland just off St. Helens Road
- 28,500 SF Industrial Warehouse with 6,000 SF Office/Showroom on a 1.01 Acre Lot
- Excellent Proximity To Hwy-30 And Downtown Portland

DON OSSEY, SIOR

Principal Broker | Licensed in OR

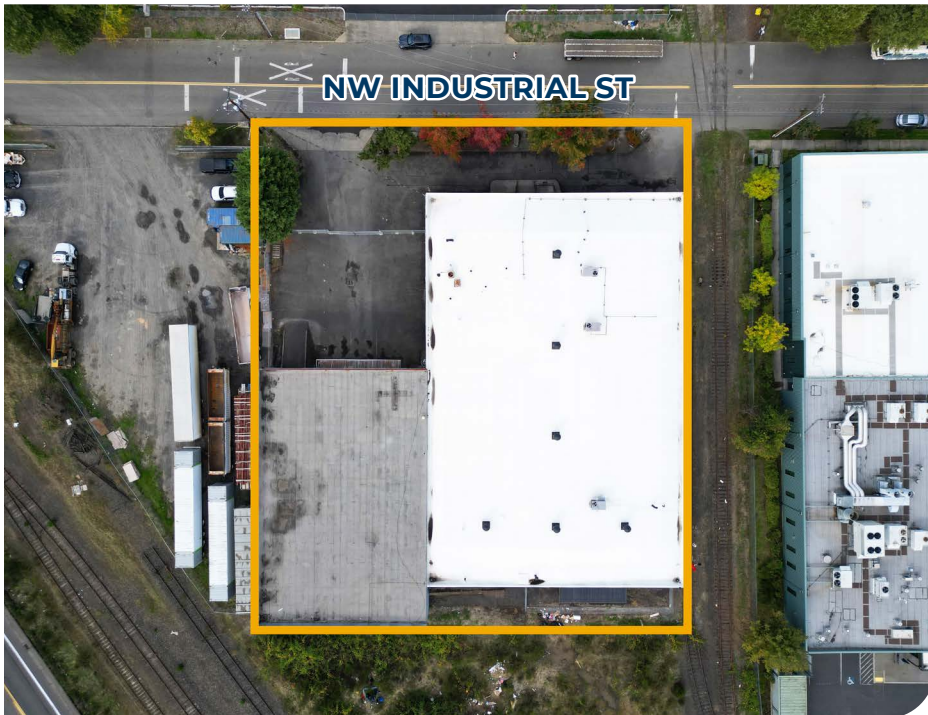
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**FOR SALE
OR LEASE**



PROPERTY DETAILS

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Address	3460 NW Industrial St, Portland, OR
Total SF	28,500 SF
Lot Area	1.01 AC (43,995 SF)
Office SF	6,000 SF (Full HVAC)
Construction	Reinforced Concrete
Dock Loading	Three (3) Dock Doors
Grade Loading	One (1) Grade Door
Clear Height	14' - 21'
Temperature Controlled Warehouse Space	2,277 SF
Sprinklers	Yes
Power	600 Amp, 240 Volt, 3 Phase
Warehouse Heating	Ceiling Mounted Natural Gas Heaters
Auto Parking	± 18 Surface
Zoning	HI – City of Portland, Heavy Industrial
Availability	Move in Ready
Upgrades	<ul style="list-style-type: none"> • New Roof 2022 • New Paint 2023 • New Furnace 2023 • New Double Check Valve 2023
Additional Feature	Warehouse Completely Racked
Lease Rate	\$28,800 / Month NNN Estimated NNN = \$0.20
Sale Price	\$5,695,000 Possible Seller Financing



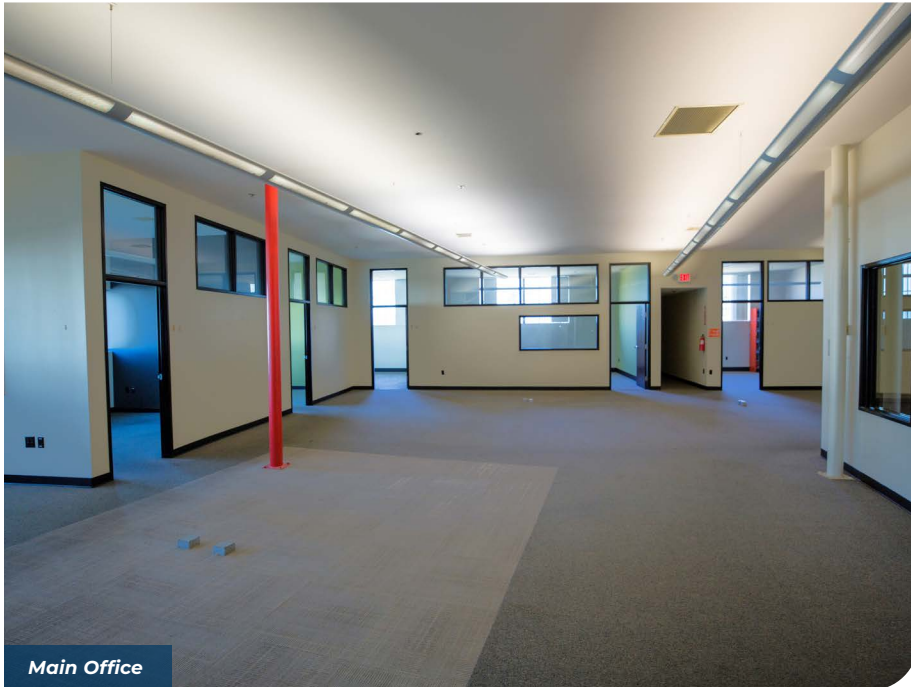
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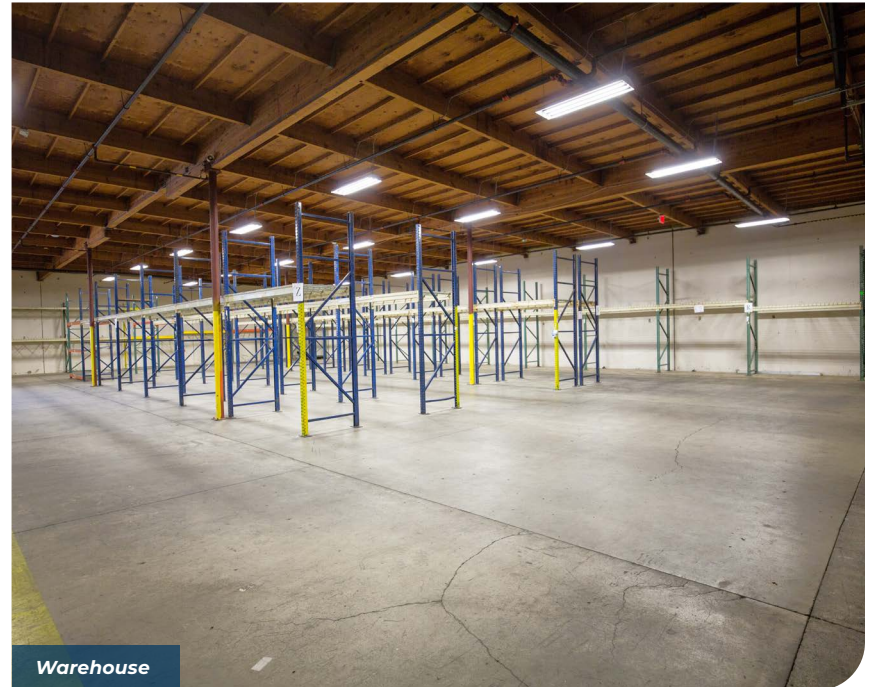
Break Room



Temperature Controlled Warehouse



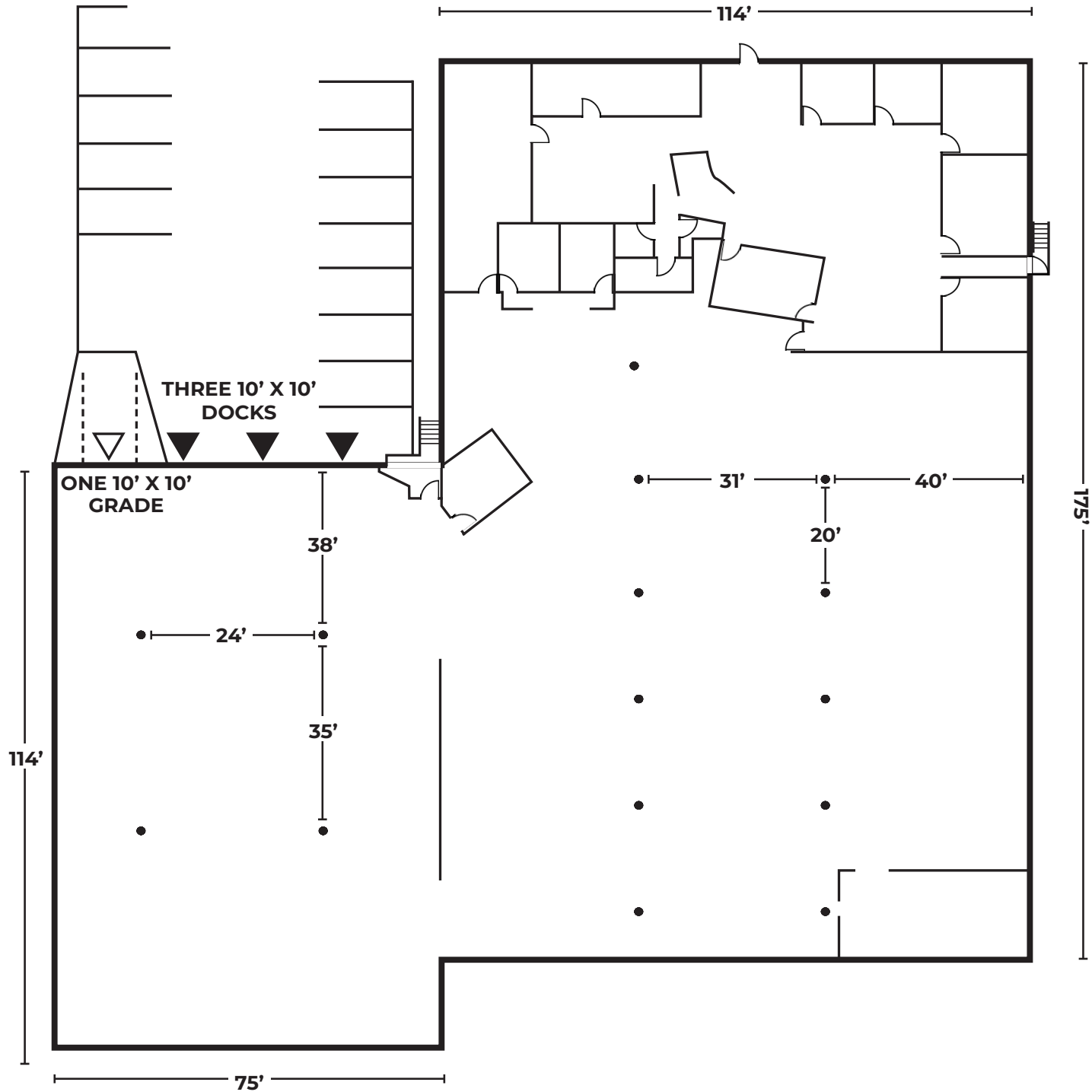
Main Office



Warehouse

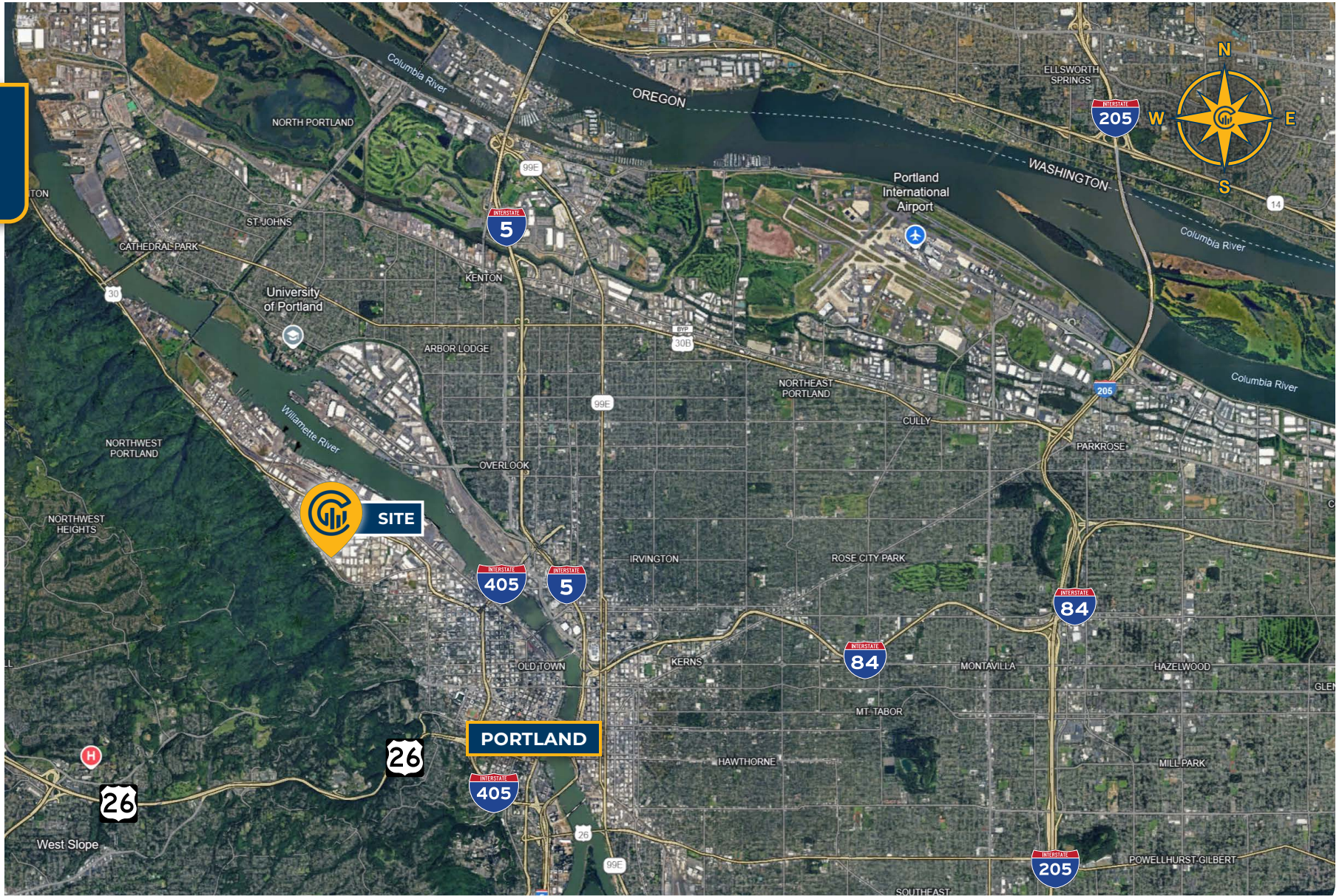


SITE / FLOOR PLAN





LOCATION MAP



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



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