

FOR SALE OR LEASE

4441-4508 NE CRYSTAL LN

*2.47 acre storage yard with offices.
Available for sale or lease.*

4441-4508 NE CRYSTAL LN, PORTLAND, OR

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KIDDER.COM





MODULAR OFFICE/CLASSROOM



SINGLE FAMILY HOME/OFFICE

Close to Portland International Airport and midpoint between I-5 and I-205 freeways

LAND SIZE	2.47 AC (107, 593 SF)
YARD	Graded, graveled, partially fenced yard with drainage improvements
OFFICE	±1,100 SF single family home utilized as office ±900 SF modular office/classroom
ZONING	IG-2 (General Industrial), ideal for trucking or construction lay-down yard
LEASE RATE	\$17,260/Month, NNN (\$0.16/SF)
SALE PRICE	\$2,690,000
2023-2024 TAXES	\$7,466/Year

2.47 AC
AVAILABLE

IG2
ZONING

WELL LOCATED FACILITY

*Close to Portland
International Airport and mid
point between I-5 and
I-205 Freeways*

9 MIN

PDX AIRPORT

20 MIN

PORTLAND CBD

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*For more information on
this property, please contact*

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