

3639 N Mississippi

PORTLAND, OR 97227

FOR SALE
Prime Location
Unique Owner/User Opportunity



N Mississippi Avenue



3639 N MISSISSIPPI AVE

For Sale



PROPERTY HIGHLIGHTS

Located in the heart of Portland's vibrant Mississippi Avenue corridor, 3639 North Mississippi Avenue is an owner-occupied industrial/flex property totaling approximately 18,358 square feet across two interconnected buildings on three contiguous tax parcels. The site functions as a single operational facility occupied by related entities. Building 1 (7,925 SF) includes primarily warehouse space with ± 425 SF of office/flex area and limited on-site parking, while Building 2 (10,433 SF) features $\pm 2,900$ SF of office/flex space, ± 808 SF of basement flex area, and the balance as warehouse.

ZONING & PERMITTED USE

The property is zoned Commercial/Mixed Use 3 (CM3) with a Design Overlay ("d"), providing flexibility for a broad range of commercial and residential uses. The CM3 zone is intended to accommodate medium- to high-intensity development in areas well-served by transit and amenities, making it ideal for mixed-use, office, retail, creative, or multifamily redevelopment. The Design Overlay ensures that future improvements enhance the area's architectural character and pedestrian environment. This zoning designation allows for heights up to 65 feet, subject to design review, and encourages projects that contribute to the walkable, community-oriented fabric of Mississippi Avenue.

CONTACT BROKERS FOR PRICING



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Property Type:	Industrial/ Flex
Land Size (SF):	± 20,000 SF
Land Size (AC):	± 0.46 AC
Building Size (Total SF):	±18,358 SF
Zoning:	CM3 - Commercial Mixed- Use 3
Maximum Height:	65' (120' w/ bonuses)
Parking:	± 2,400 SF of asphalt-paved yard

Floor Area Ration (FAR):	3:1 (5:1 w/ bonus)
Neighborhood:	Boise
Opportunity Zone:	No
Enterprise Zone:	Yes - Enterprise & E-Com Zone
TIF District:	Yes - Interstate Corridor
Parcel ID(s):	R223806, R223807, R223808

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HIGH VISIBILITY LOCATION IN VIBRANT NEIGHBORHOOD

Perfectly positioned along North Mississippi Ave, one of Portland's most recognizable retail corridors, the property offers standout visibility and quick access to I-5. The district is a destination in its own right, known for its mix of standout restaurants, coffee shops, breweries, and boutique retailers that draw steady foot traffic throughout the day and into the evening. With its constant buzz, strong pedestrian activity, and authentic neighborhood energy, it is a location that blends everyday convenience with a vibrant

TRANSPORTATION SCORE



92

A Walker's Paradise



95

A Biker's Paradise



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PORTLAND, OR 97232



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