

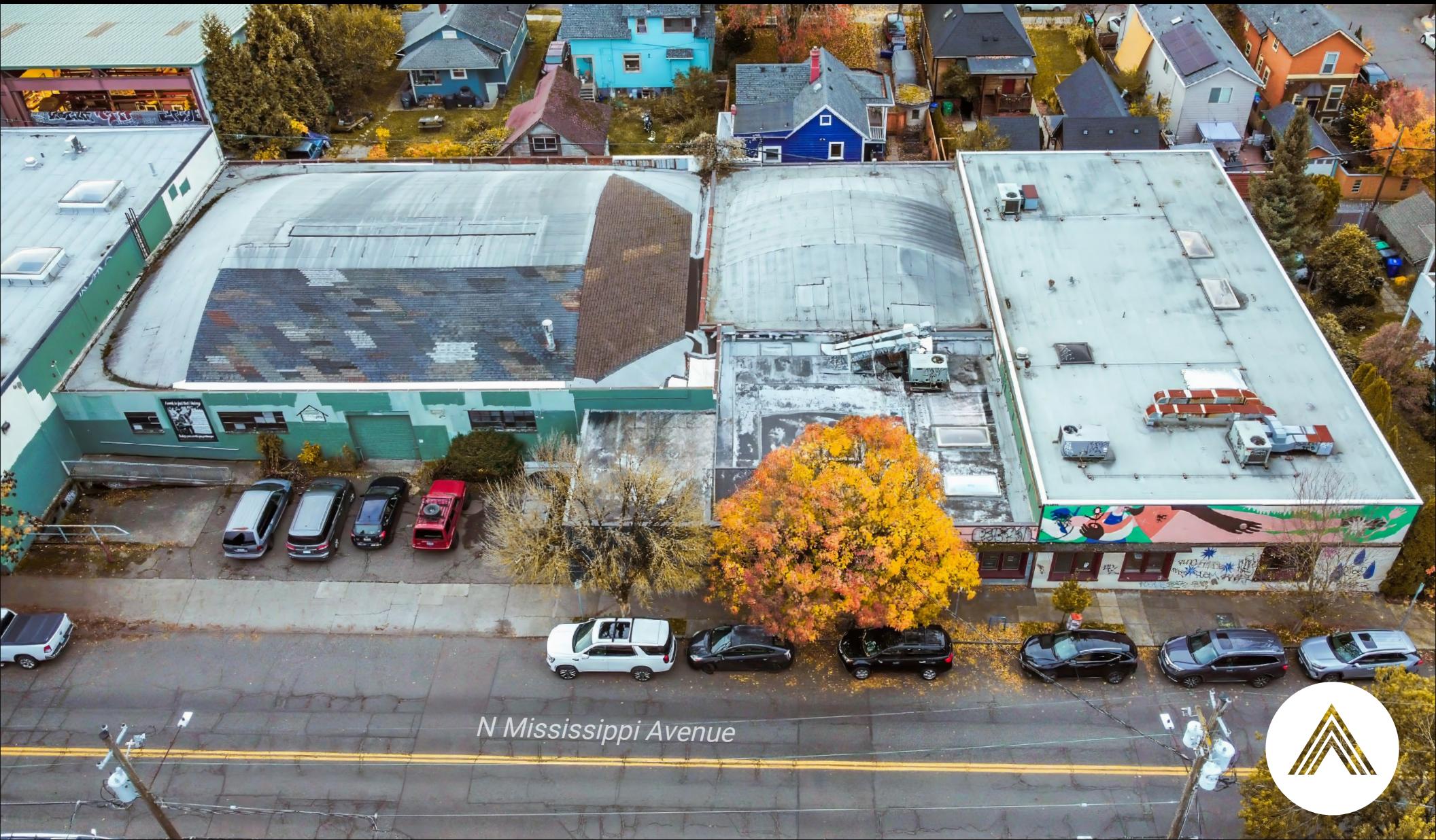
3639 N Mississippi

PORLAND, 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 ±2,900 SF of office/flex space, ±808 SF of basement flex area, and the balance as warehouse.

ZONING & PERMITTED USE

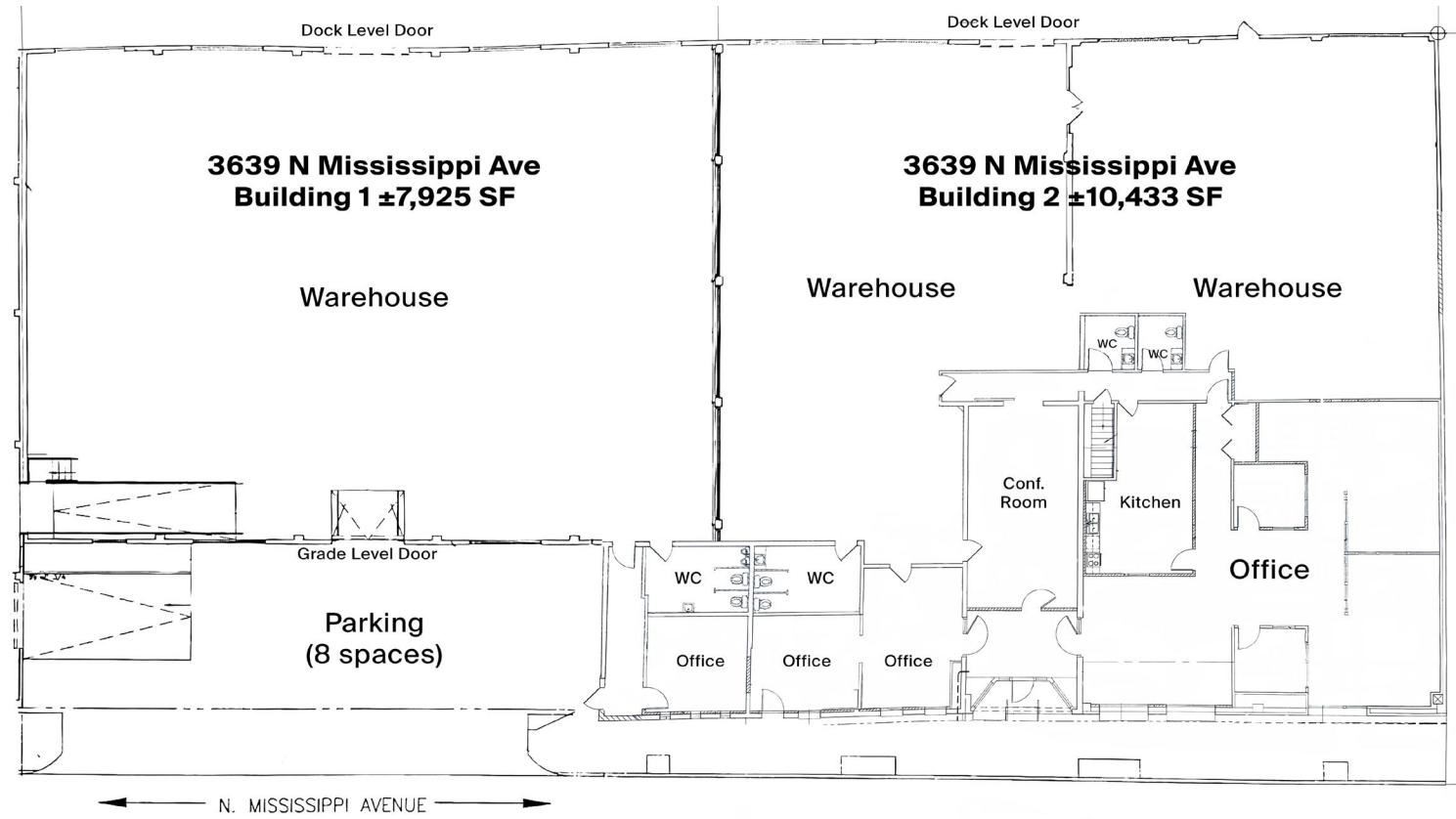
The property is zoned Commercial/Mixed Use 3 (CM3) with a Design Overlay ("d"), providing flexibility for a broad range of commercial and residential uses. The CM3 zone is intended to accommodate medium- to high-intensity development in areas well-served by transit and amenities, making it ideal for 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



3639 N MISSISSIPPI AVE

For Sale



Property Type:	Industrial/ Flex	Floor Area Ration (FAR):	3:1 (5:1 w/ bonus)
Land Size (SF):	$\pm 20,000$ SF	Neighborhood:	Boise
Land Size (AC):	± 0.46 AC	Opportunity Zone:	No
Building Size (Total SF):	$\pm 18,358$ SF	Enterprise Zone:	Yes - Enterprise & E-Com Zone
Zoning:	CM3 - Commercial Mixed- Use 3	TIF District:	Yes - Interstate Corridor
Maximum Height:	65' (120' w/ bonuses)	Parcel ID(s):	R223806, R223807, R223808
Parking:	$\pm 2,400$ SF of asphalt-paved yard		

3639 N MISSISSIPPI AVE

For Sale



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



3639 N Mississippi

PORLAND, OR 97232



Exclusively Represented By

Apex Real Estate Partners
415 NW 11th Avenue
Portland, OR 97209
+1.503.595.2840
www.apexcre.com

Dan Ostrander, Broker
+1.503.447.6701
dan.ostrander@apexcre.com

Nathan Oakley, Broker
+1.503.592.7446
oakley@apexcre.com

Natasha Khanna, Broker
+1.971.403.8300
natasha@apexcre.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing condition imposed by our principals.