



FOR LEASE



2124 SE 9TH AVE

Industrial Warehouse in Portland's Central Eastside

± 4,000 SF (± 750 SF Office) | \$1.25 psf + NNN

2124 SE 9th Ave, Portland, OR

- Plug & Play ready to lease 4,000sf of industrial space with minimal office.
- General Industrial (IG1) Zoning perfect for Last Mile Distribution.
- Parking available on-site and on street.
- Ideal for light distribution, shipping & receiving, e-commerce, storage, wholesale sales, etc.
- PROHIBITED USES: Vehicle Repair, any use with mechanical work.

JIM WIERSON II

Vice President | Licensed in OR

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PROPERTY SUMMARY

**FOR
LEASE**

WAREHOUSE SHELL
Aprox: 50' x 80'
16' Clear

OFFICE
Aprox: 750 SF

PROPERTY DETAILS

Address	2124 SE 9th Ave, Portland OR 97214
Available Space	± 4,000 SF (± 750 SF Office)
Lease Rate	\$1.25 SF
Estimated NNN	\$0.37 /SF
Use Type	Industrial
Clear Height	16'
Grade Level Doors	1 (12'x14')
Power	200a / 120-240v
Zoning	IG 1
Auto Parking	On-Site and On Street
Availability	Now

Location Features

- Located in Portland's Central Eastside.
- Excellent nearby amenities within a 5-minute drive, including:
 - 370 restaurants
 - 63 schools and places for education and skills transfer
 - 65 varieties of grocery outlets and food & beverage sources
 - 93 local hospitals and healthcare facilities.



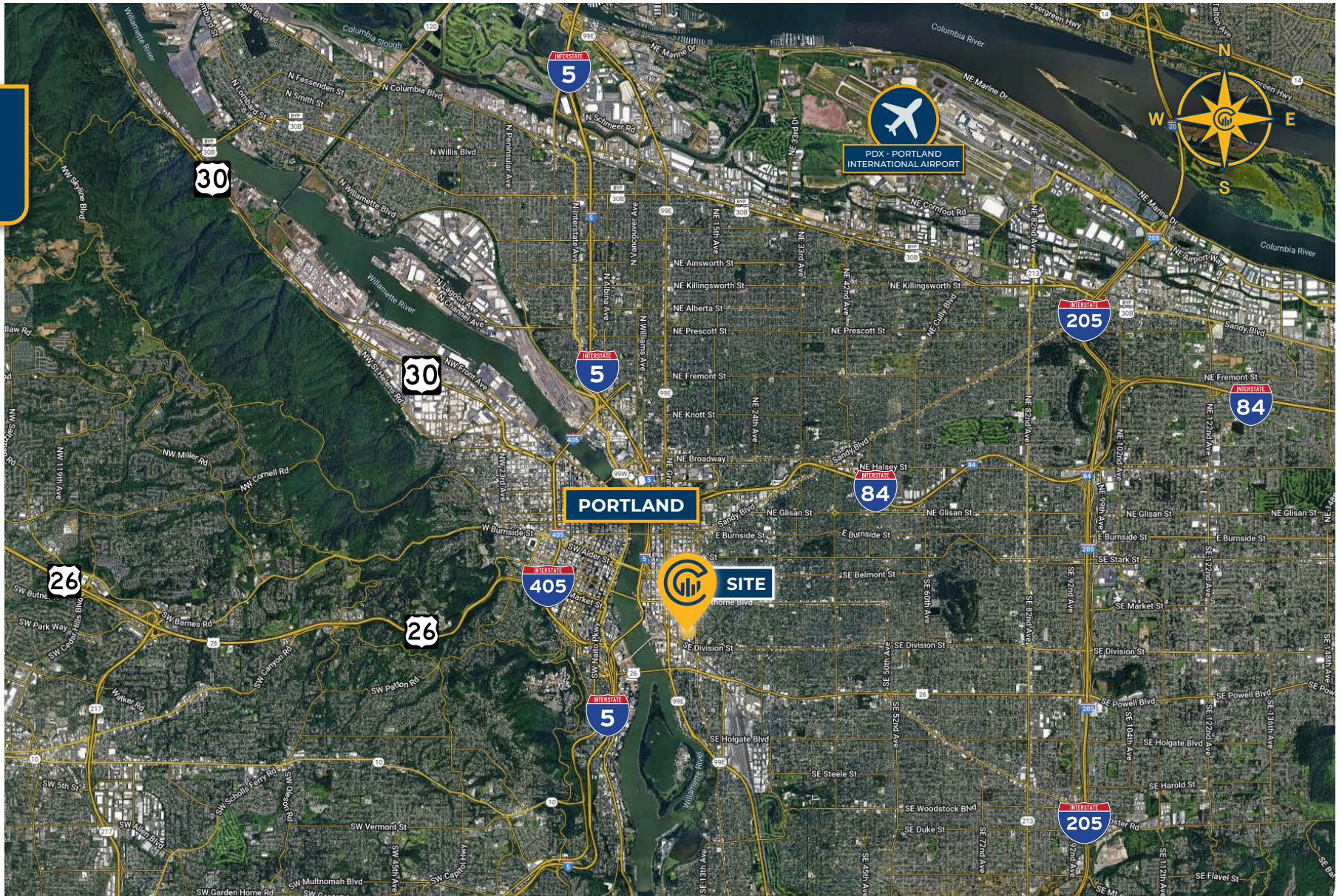


INTERIOR PHOTOS





LOCAL AERIAL MAP



*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2025 | Map data ©2025 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO



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