

High-Traffic Location with Signage Opportunities

5341 SOUTHEAST MCLOUGHLIN BOULEVARD PORTLAND, OR 97202

PAINT

FOR SALE
& LEASE



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All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.



PROPERTY DESCRIPTION

Prime retail and warehouse location with incredible frontage along Southeast McLoughlin Boulevard. The building has been recently renovated included new bathrooms, office and a clear span open warehouse layout. The property offers ideal functionality for industrial and retail business' who benefit from excess parking and heavy traffic visibility.

PROPERTY HIGHLIGHTS

- Office: 500 SF
- Covered Storage: 3,450 SF (easily converted to exterior secured yard space or more parking)
- Ceiling Height: 14'
- Grade loading Doors: 4 with the ability to add more as needed
- Parking: 27 spaces (1.15/1,000 sf)

OFFERING SUMMARY

Sale Price:	Call For Rates
Lease Rate:	Call For Rates
Available SF:	9,920 SF
Building Size:	9,920 SF
Lot Size:	0.65 Acres

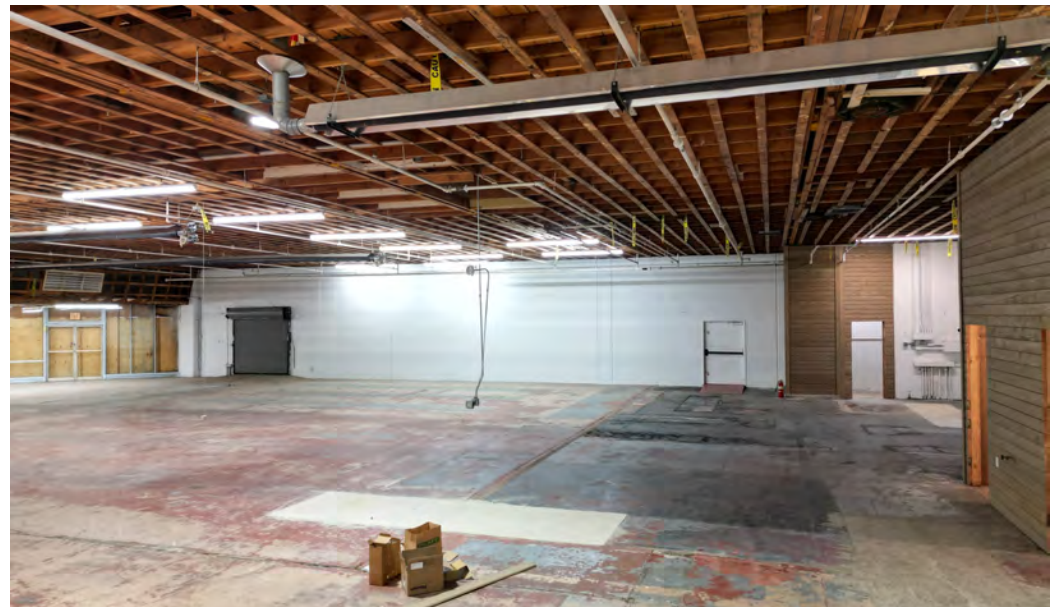


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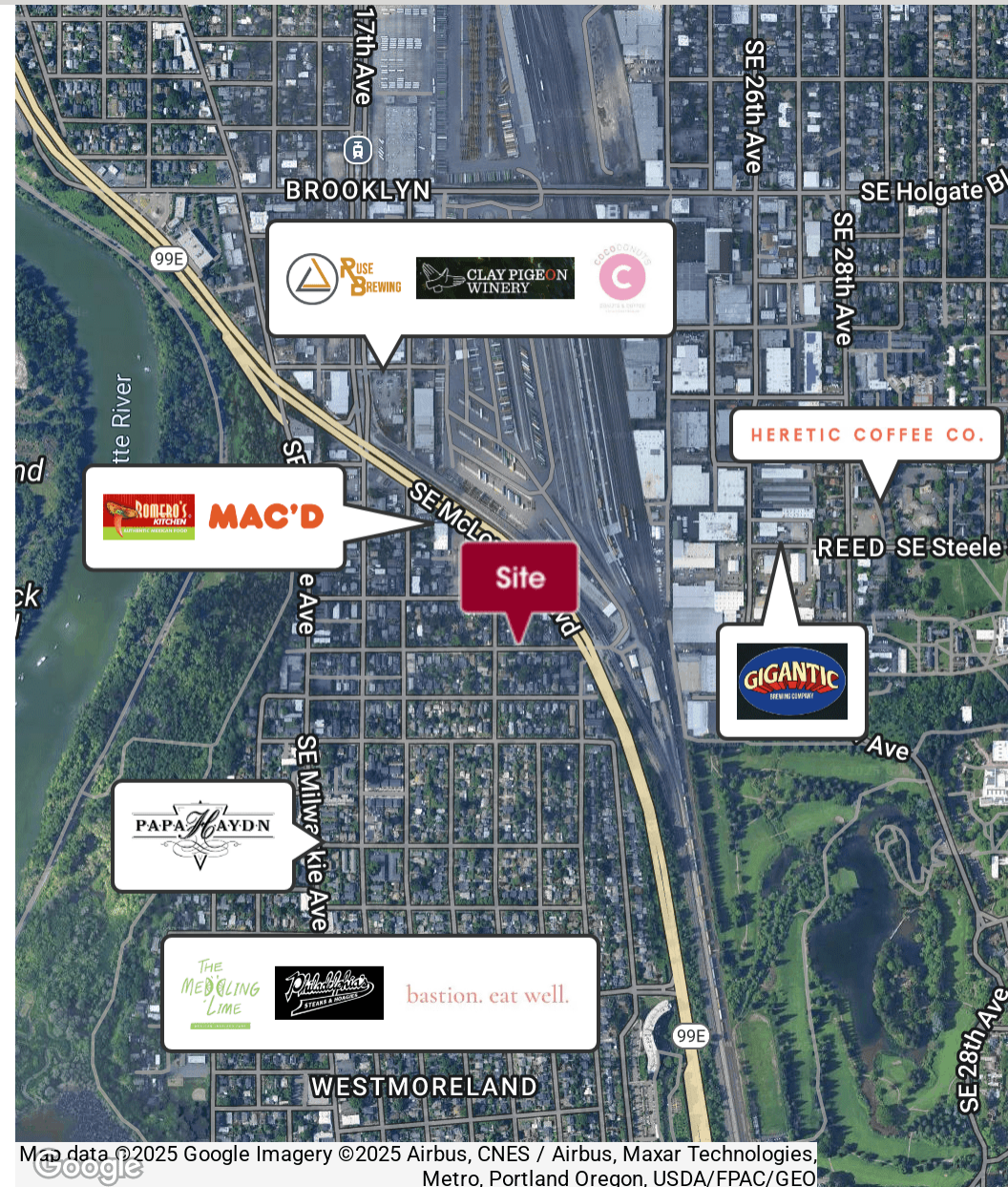
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LOCATION OVERVIEW

Located with frontage along Southeast McLoughlin, and within minutes of downtown Portland and all major freeways. Businesses' will enjoy fantastic marketing opportunities with ample signage along one of Portland's busiest thoroughfares.

TRAFFIC COUNT	TRAFFIC VOL.	DISTANCE
SE 20th Ave NW	51,622	0.03 mi
SE Insley St NW	47,357	0.07 mi
SE Harold St SE	48,225	0.07 mi



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