

# High-Traffic Location with Signage Opportunities

5341 SOUTHEAST MCLOUGHLIN BOULEVARD PORTLAND, OR 97202



FOR SALE  
& LEASE

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### 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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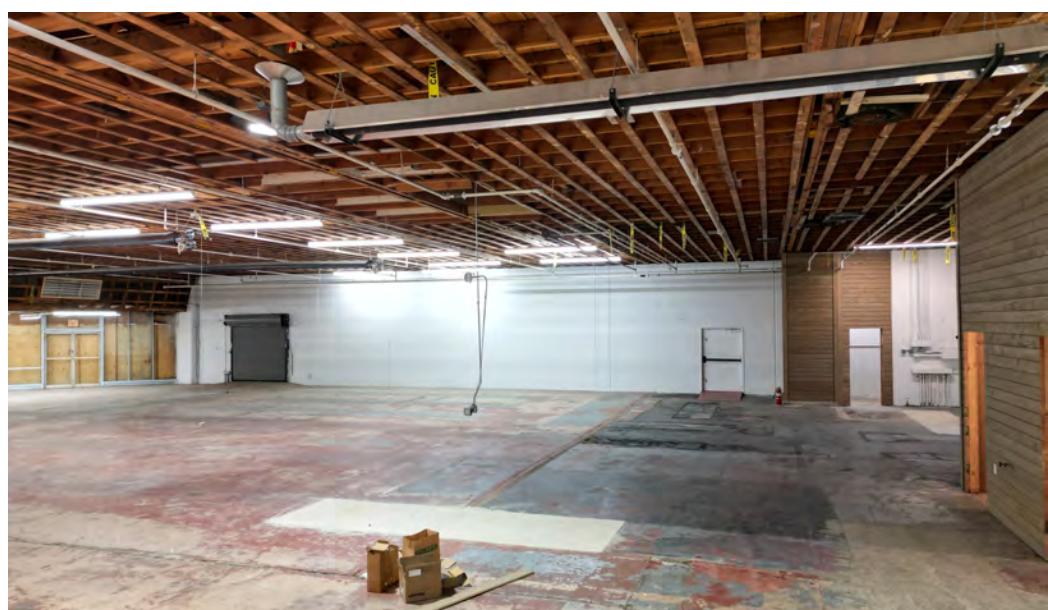
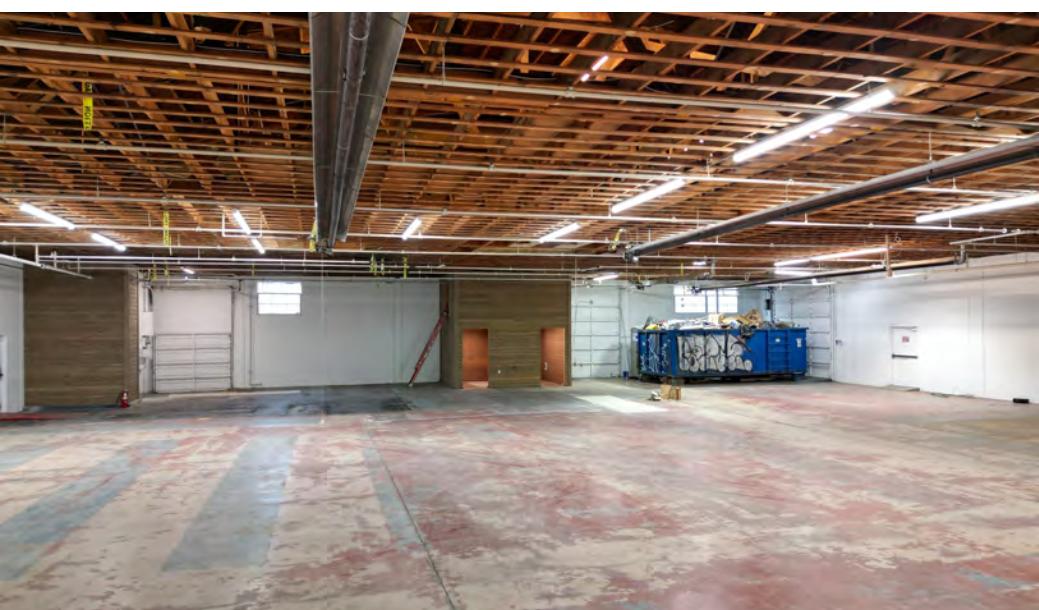
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## LOCATION OVERVIEW

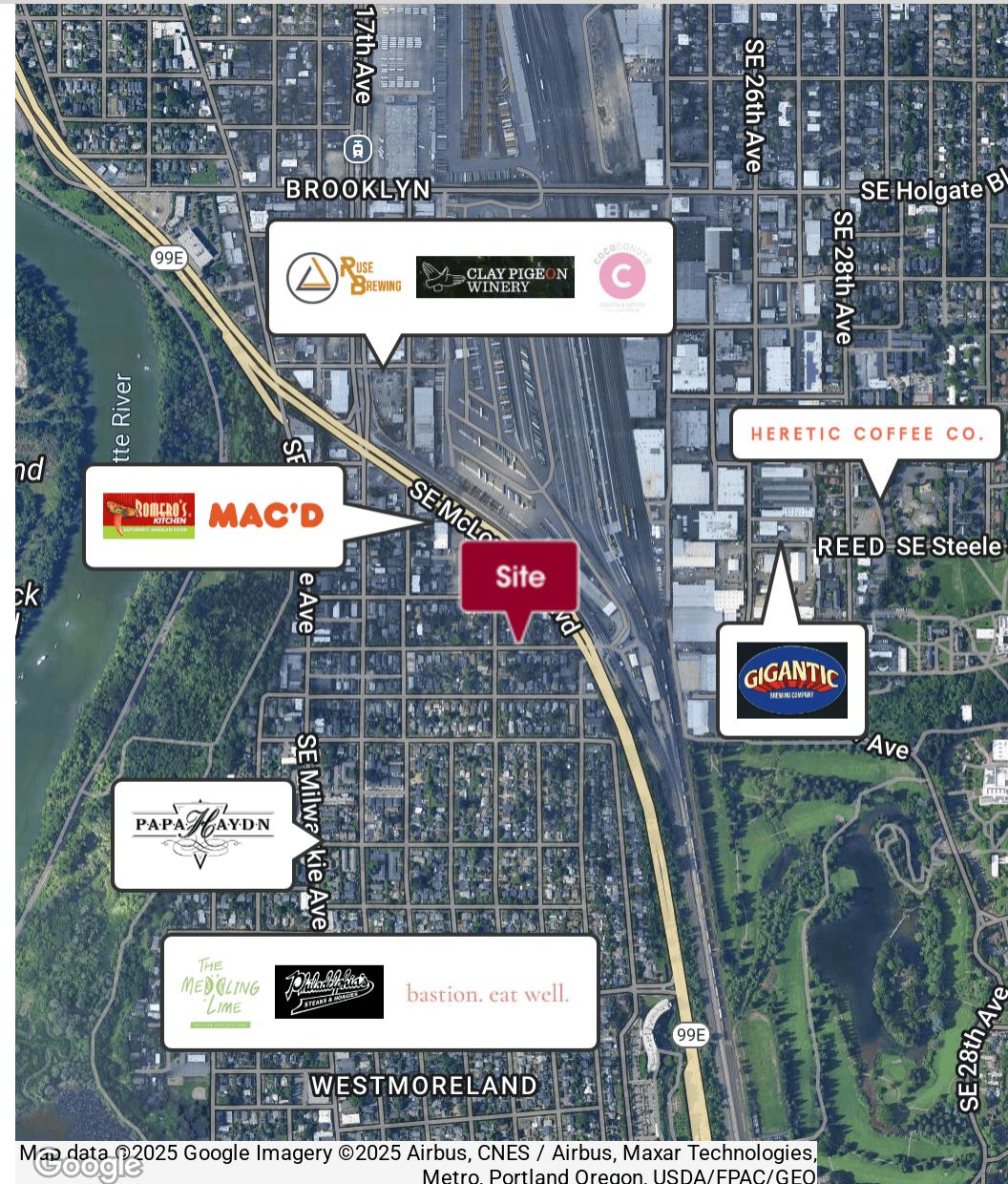
Located with frontage along Southeast McLoughlin, and within minutes of downtown Portland and all major freeways. Businesses' will enjoy fantastic marketing opportunities with ample signage along one of Portland's busiest thoroughfares.

### 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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