

FOR SALE OR LEASE

**Warehouse/Shop & Office or Great Development Site
in Attractive North Portland Accessible Neighborhood.**



**Excellent for All Types
of Contractors**

Here is an industrial warehouse/shop/office property located in the attractive Killingsworth neighborhood.

With a great combination of flexible spaces with one of most desirable aspects being a large parking outside storage area.

2304 N. Killingsworth St.

- The Property has 3 Building components:
Building 1: 2188 sf consisting of offices of multiple privates; bathrooms; reception with attached shop/warehouse.
Building 2: Attached warehouse/shop of 1223 sf.
Building 3: Attached warehouse/shop of 1334 sf.
- 4745 Total Square Feet.
- 15,000 sf Rectangular Site Size.
- Building 1 Offices/Shop has full HVAC. Building 2 & 3 Heated.
- Each building has a grade loading door.
- 3 Phase 240 V Power available. Air lines.
- Paved and Fenced & Fenced Parking/Yard for up to 20 vehicles.
- Zoning: CM2. Commercial Mixed-Use Zoning. Allows for 45' building height and a FAR of 2.5. Both amenities can increase with bonus.
- Grandfathered industrial uses.
- Redevelopment scenarios reveal that the site could accommodate up to 50 units of multifamily in a four with ground floor retail and tuck under parking.

PRICE DROP

Lease Rate: \$6000.00 a Month

Sale Price: \$1,500,000

The Information contained in this brochure are deemed to be accurate and obtained from reliable sources but there are not guaranties as to its complete accuracy and any buyer and their representatives should do their own due diligence regarding building characteristics.

For More Information Contact:

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Cascade Commercial
REAL ESTATE, LLC



Side Reception entry



Storage with Roll up door & RR

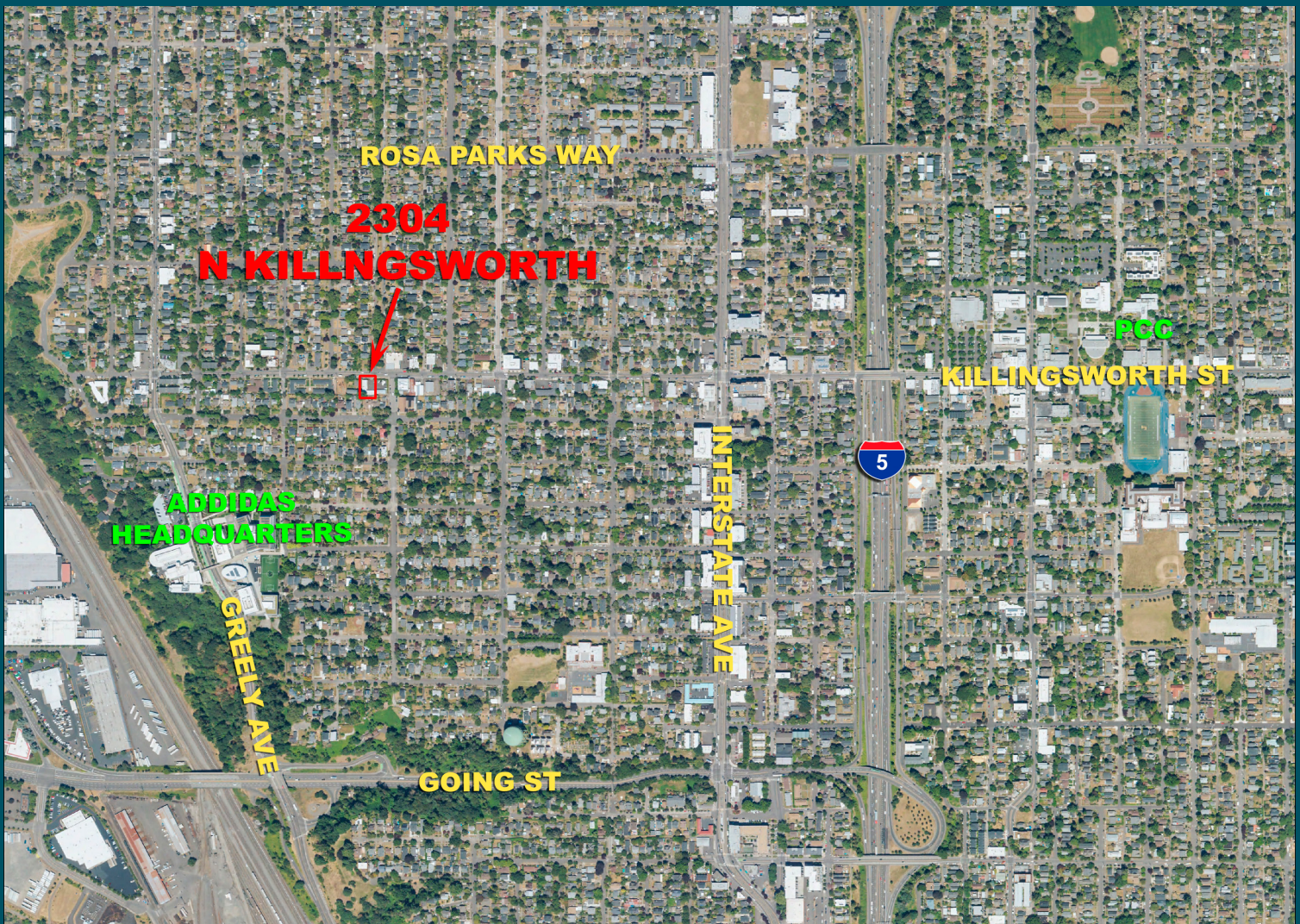


Warehouse with 3 Phase power



Front office facing N. Killingsworth Street

The Property is very accessible with full Interstate 5 Interchange less than a mile away. Large Adidas Campus .5 miles. Light Rail .5 miles. Many retail food and beverage options within walking distance.



2304 N Killingsworth St, Portland, OR 97217

