

FOR SALE

3411 N Columbia Blvd. Portland, OR 97217



- 4.16 Acres
- 7 on-site buildings
- Zoned Heavy Industrial (I-H)
- Approximately 38,000 SF of buildings

Sale Price
\$7,902,000

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Property features seven on-site buildings, offering flexible use options.



3411 N Columbia Blvd is centrally located in Portland's Westside industrial district with access to I-5, I-205, and Columbia Blvd.
Ideal for manufacturing, distribution, logistics, or airport-related uses.

Point of Reference
Distance from 3411 N Columbia Blvd

I-5	0.2 miles
Downtown Portland	6.5 miles
Portland International Airport	8 miles
Port of Portland	1.5 miles

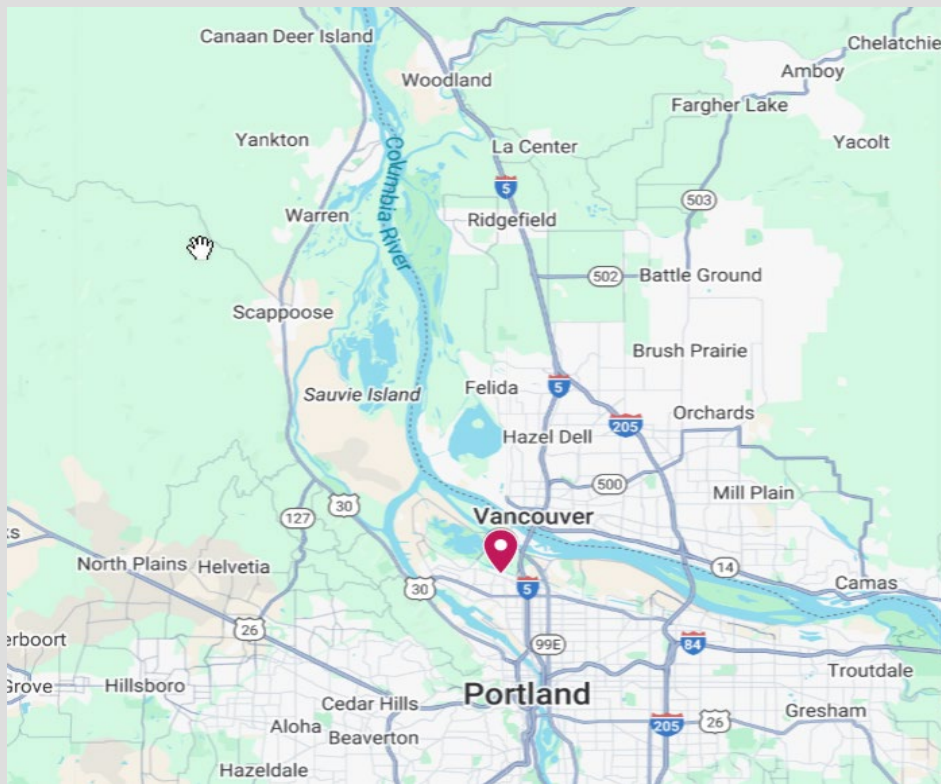


Table 140-1
Employment and Industrial Zone Primary Uses

Use Categories	EG1	EG2	EX	IG1	IG2	IH
Residential Categories						
Household Living	L[1]	L[1]	Y	CU [2]	CU [2]	CU [2]
Group Living	L[1]	L[1]	Y	CU [2]	CU [2]	CU [2]
Commercial Categories						
Retail Sales And Service	L/CU [3]	L/CU [3]	Y	L/CU [4]	L/CU [5]	L/CU [6]
Office	Y	Y	Y	L/CU [4]	L/CU [5]	L/CU [6]
Quick Vehicle Servicing	Y	Y	N	Y	Y	Y
Vehicle Repair	Y	Y	Y	Y	Y	Y
Commercial Parking	CU [14]	CU [14]	CU [14]	CU [14]	CU [14]	CU [14]
Self-Service Storage	L [7]	L [7]	L [7]	Y	Y	Y
Commercial Outdoor Recreation	Y	Y	Y	CU	CU	CU
Major Event Entertainment	CU	CU	CU	CU	CU	CU
Industrial Categories						
Manufacturing And Production	Y	Y	Y	Y	Y	Y
Warehouse And Freight Movement	Y	Y	Y	Y	Y	Y
Wholesale Sales	Y	Y	Y	Y	Y	Y
Industrial Service	Y	Y	Y	Y	Y	Y
Bulk Fossil Fuel Terminal	L [16]	L [16]	N	L [16]	L [16]	L [16]
Railroad Yards	N	N	N	Y	Y	Y
Waste-Related	N	N	N	L/CU [8]	L/CU [8]	L/CU [8]

Y = Yes, Allowed

CU = Conditional Use Review Required

Notes:

L = Allowed, But Special Limitations

N = No, Prohibited

- The use categories are described in Chapter 33.920.
- Regulations that correspond to the bracketed numbers [] are stated in 33.140.100.B.
- Specific uses and developments may also be subject to regulations in the 200s series of chapters.

Property Information	
Address	3411 N Columbia Blvd.
City	Portland
Property ID	R314820
Lot	4.16 Acres
Zoning	I-H, Heavy Industrial
County	Multnomah
Buildings	Seven (7) on-site 38,000 SF +/-