

FOR SALE - \$3,400,000
203 SE ALDER ST, PORTLAND, OR 97214



PROPERTY HIGHLIGHTS

- 54,560 SF industrial/flex building for owner-user occupancy
- Concrete-floor basement ideal for storage, production, or support uses
- Vehicle ramp with direct street access and potential for on-site parking for up to 30 vehicles
- Forklift ramp with street access
- Contractually maintained, fully functioning lift for vertical circulation
- Fully sprinklered throughout the building
- Two grade level roll-up doors for flexible access
- Six dock-high doors, including one extended dock that can accommodate a 53' trailer
- Second-level office space with restrooms
- Second-level mezzanine providing additional usable area

OFFERING SUMMARY

Sale Price:	\$3,400,000
Building SF:	54,560
Price per SF:	\$62.32
Lot Size:	19,986 SF

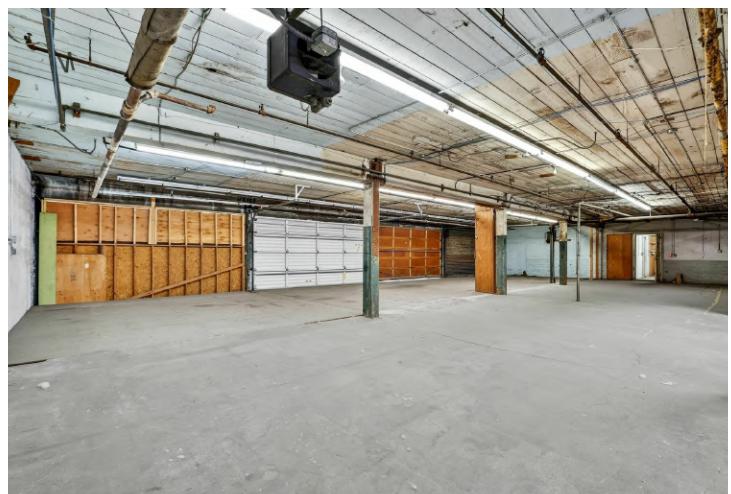
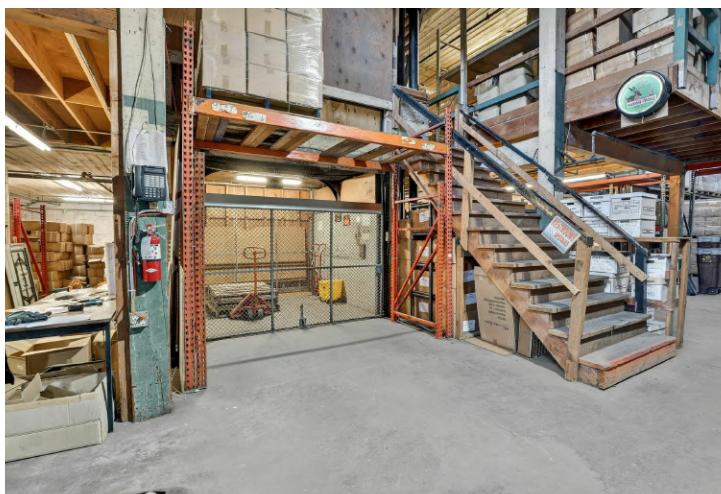
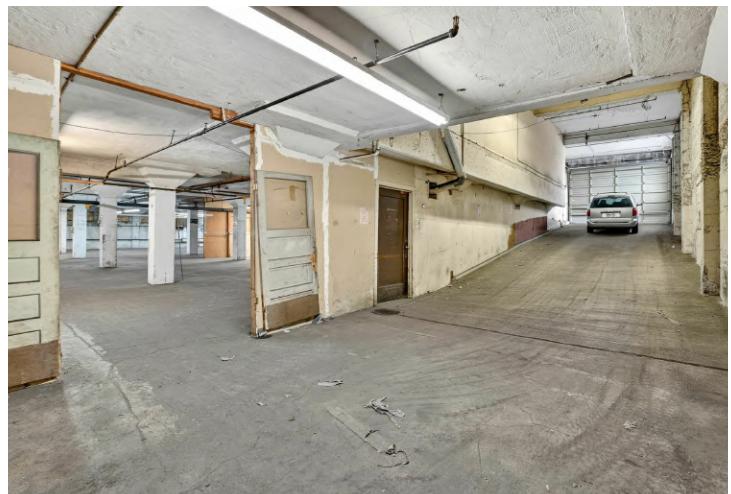
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	635	2,366	15,869
Total Population	1,007	3,662	26,024
Average HH Income	\$74,456	\$78,603	\$96,270

DENISE BROHOSKI

Owner - Commercial Real Estate NW
Principal Broker - OR & WA
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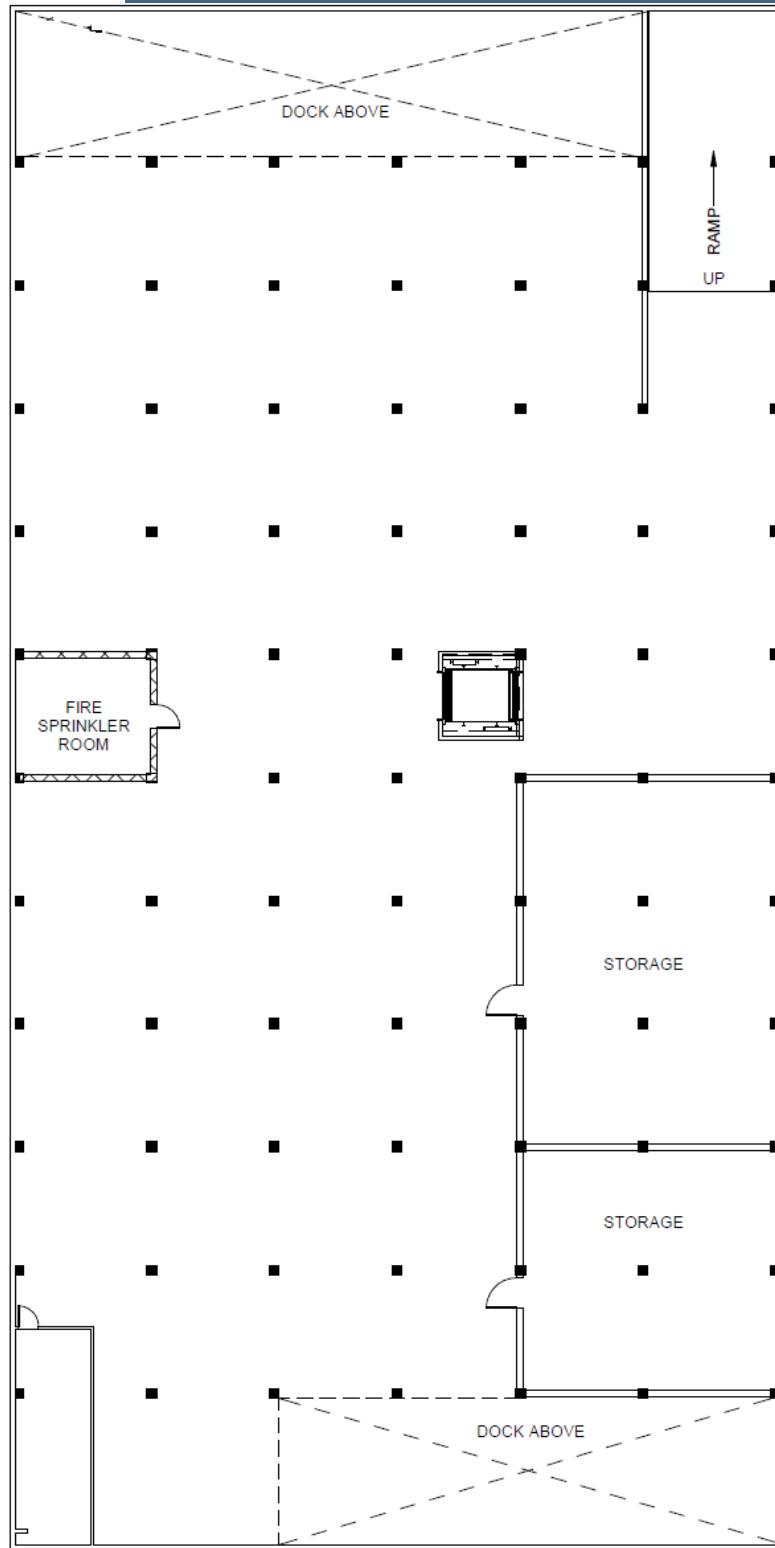
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FLOOR PLAN - BASEMENT

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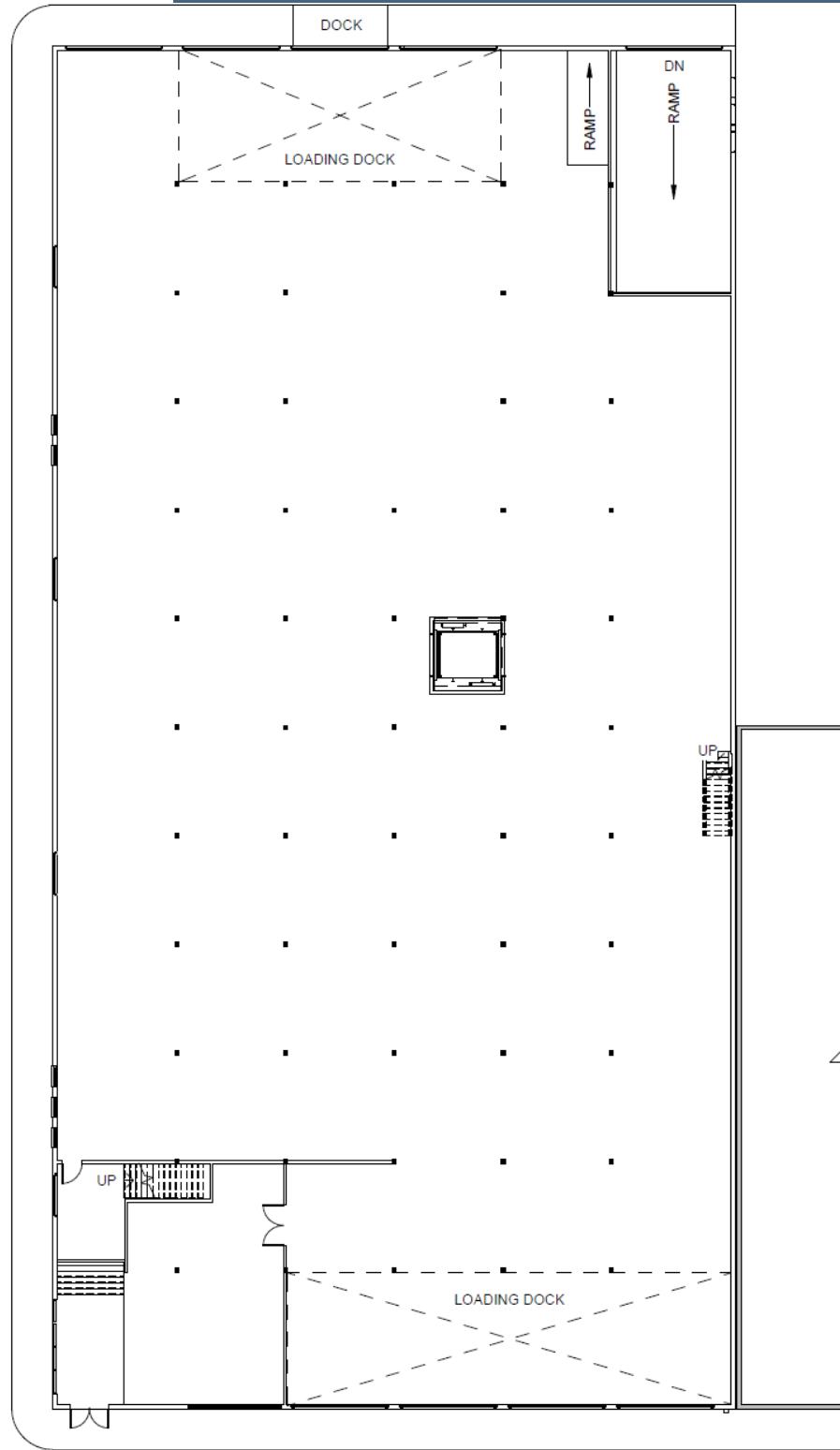
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FLOOR PLAN - FIRST FLOOR

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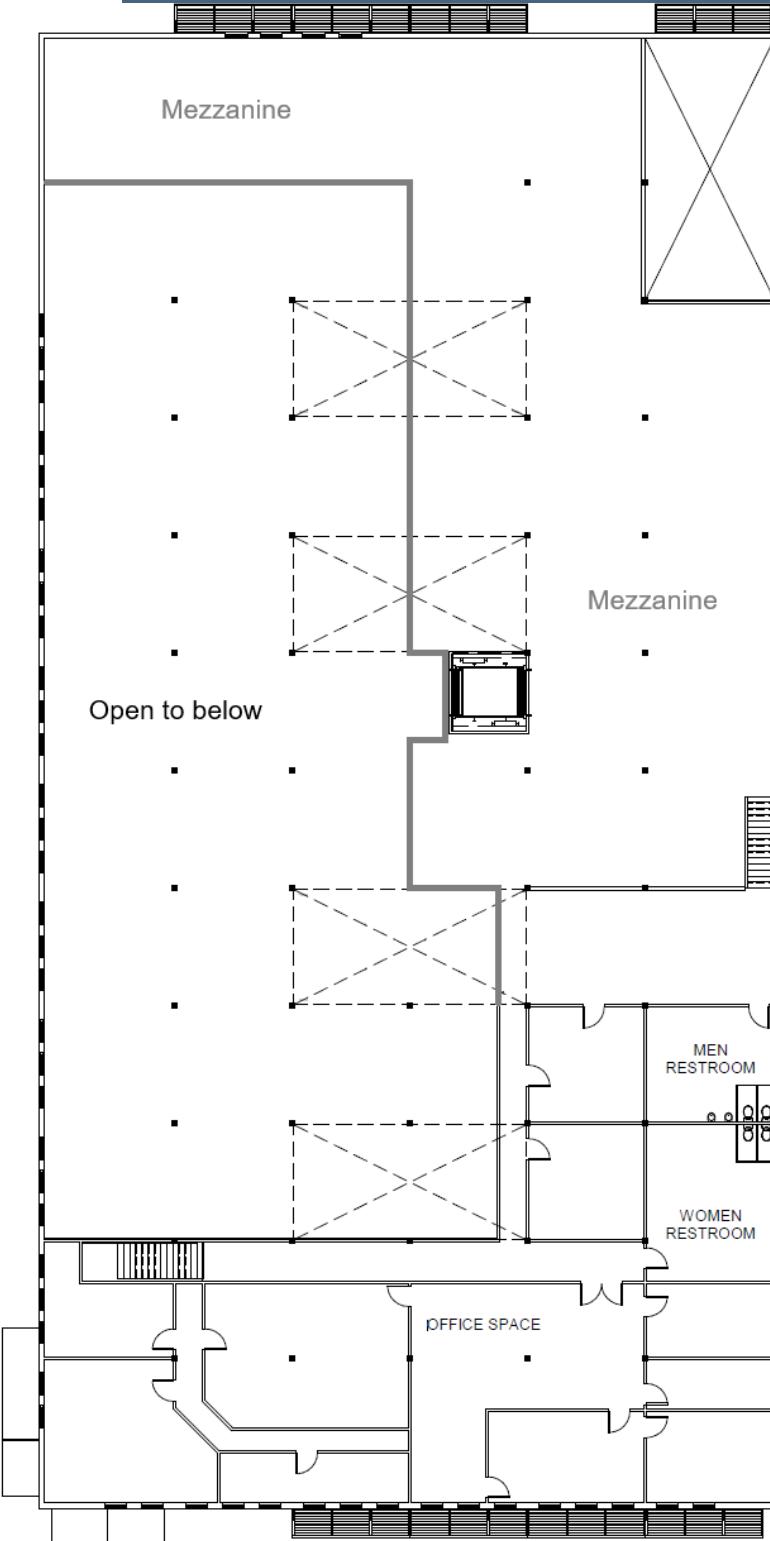
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FLOOR PLAN - SECOND FLOOR

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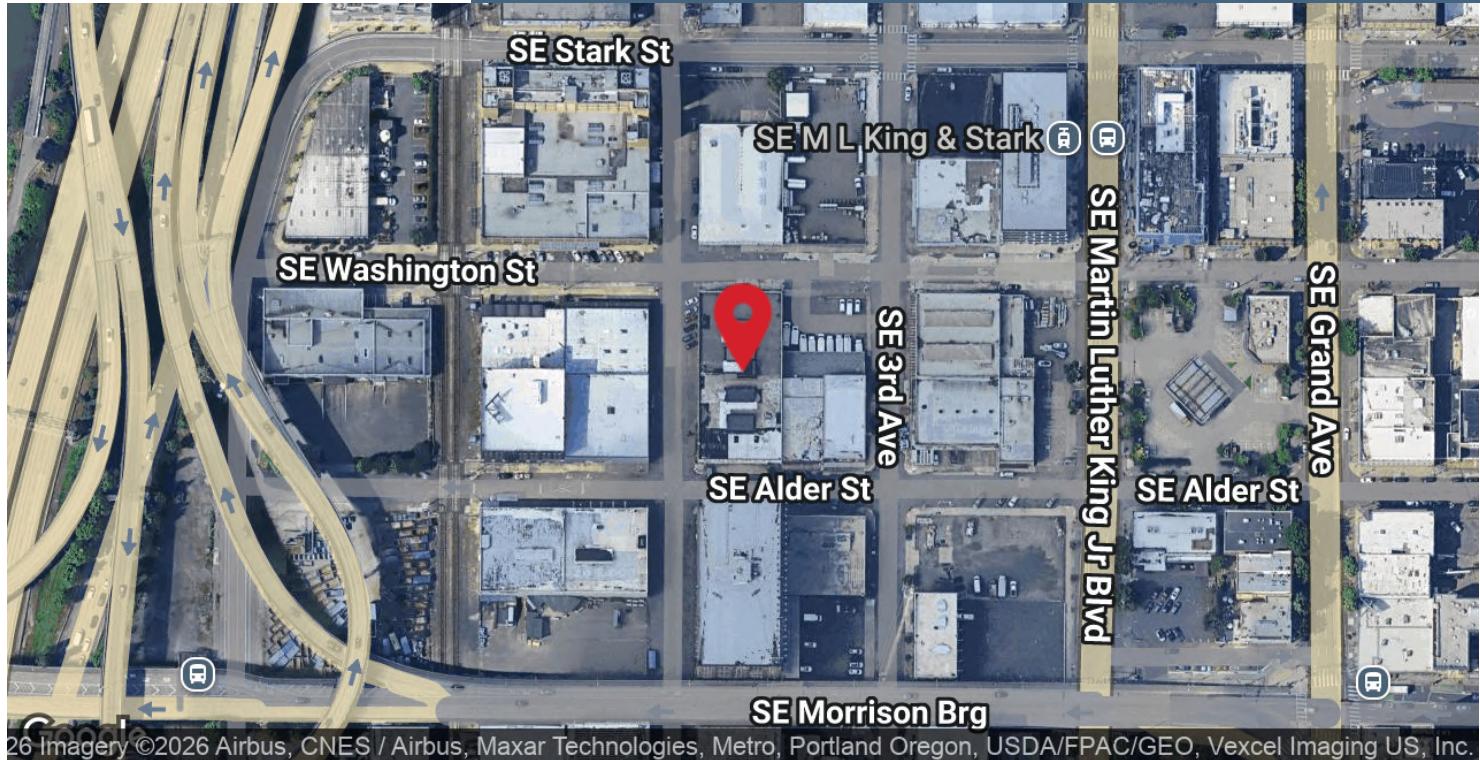
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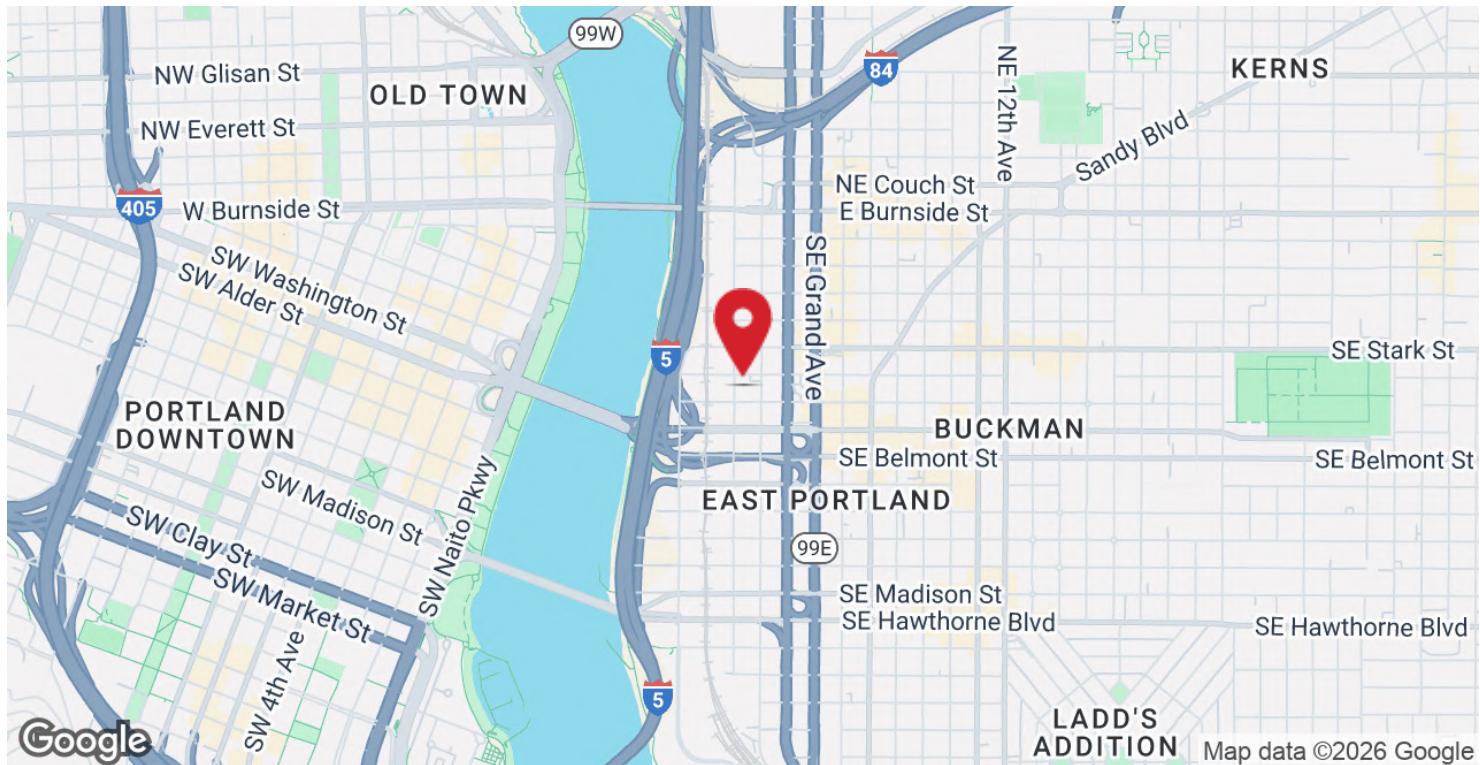
LOCATION MAP

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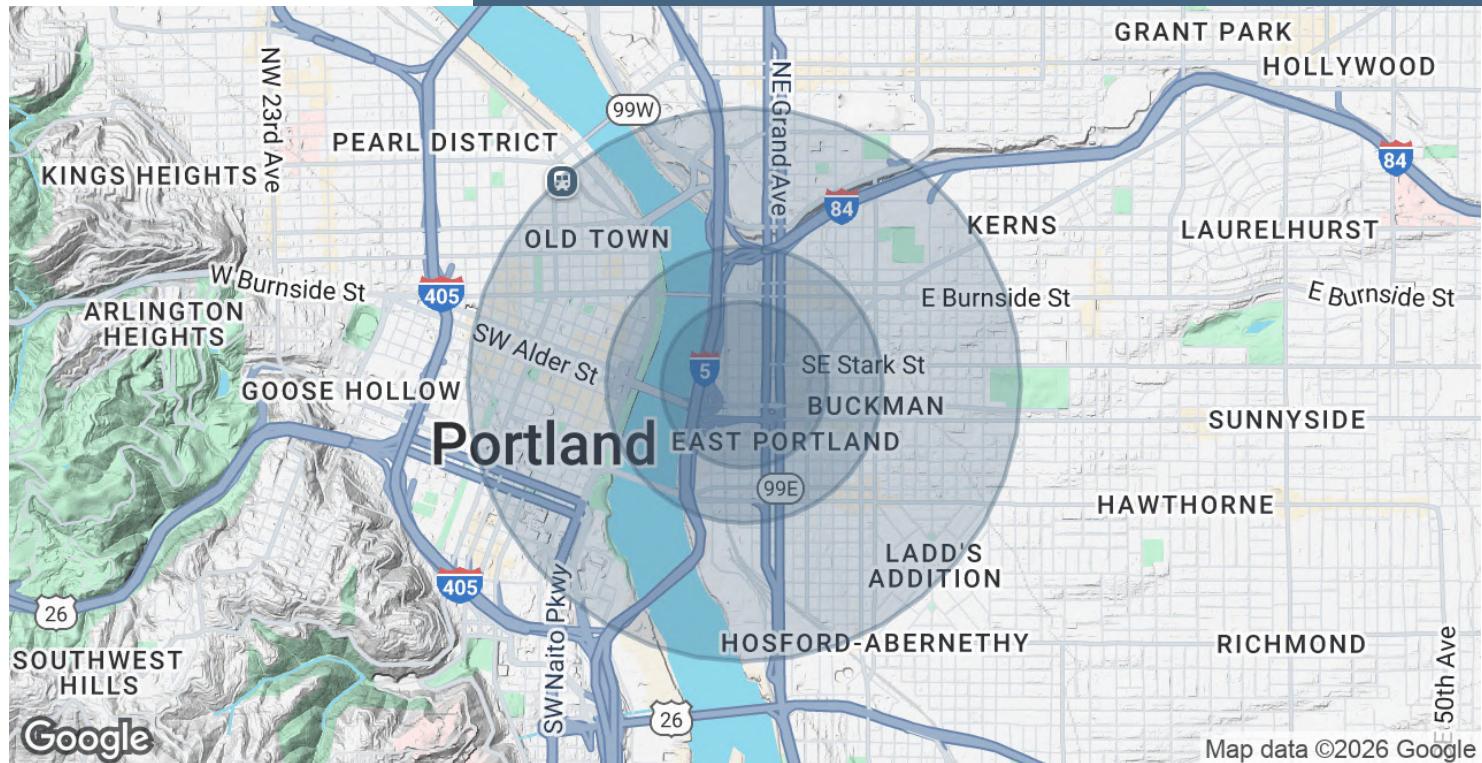


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,007	3,662	26,024
Average Age	38	38	41
Average Age (Male)	40	39	42
Average Age (Female)	36	36	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	635	2,366	15,869
# of Persons per HH	1.6	1.5	1.6
Average HH Income	\$74,456	\$78,603	\$96,270
Average House Value	\$1,026,944	\$791,457	\$719,486

Demographics data derived from AlphaMap

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