

Prime Core-Area Industrial Building

2801 SE 14TH AVE, PORTLAND, OR 97202



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FOR LEASE

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COMMERCIAL REAL ESTATE SERVICES



PROPERTY DESCRIPTION

This well-maintained facility offers premium features, including updated offices with high-quality creative-class finishes, fenced off-street parking for added security, and convenient access to public transportation. Embrace the convenience of its easily accessible core-area location, providing a seamless experience for both tenants and visitors. With a focus on modernity and functionality, this industrial gem is the perfect canvas for realizing your business vision. Welcome to a space designed to elevate your operations and reflect your commitment to quality.

PROPERTY HIGHLIGHTS

- Easily accessible core-area location
- Modern, well-maintained industrial facility
- Updated offices feature high quality creative-class finishes
- Three-phase electrical, 14' warehouse clear height
- General Employment 1 (EG1) Zoning

OFFERING SUMMARY

Lease Rate:	\$1.16 SF/month (NNN)
Lot Size:	17,828 SF
Building Size:	12,240 SF
Office:	2,893 SF



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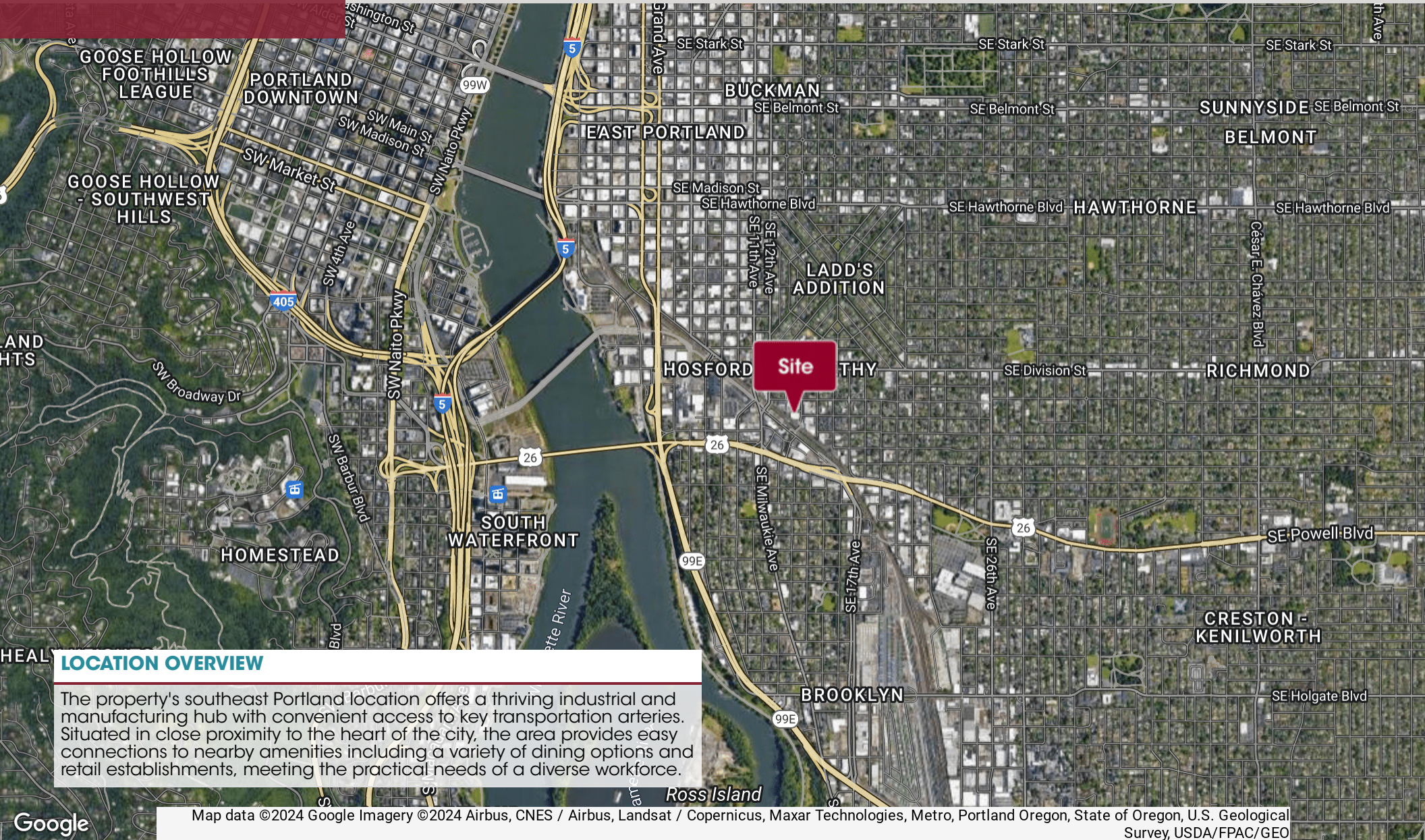
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LOCATION OVERVIEW

The property's southeast Portland location offers a thriving industrial and manufacturing hub with convenient access to key transportation arteries. Situated in close proximity to the heart of the city, the area provides easy connections to nearby amenities including a variety of dining options and retail establishments, meeting the practical needs of a diverse workforce.

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