

INDUSTRIAL WAREHOUSE WITH PARKING ON LARGE LOT

AVAILABLE



1211 N LORING STREET
PORTLAND, OR 97227

+/-21,650 RSF SHELL
Freestanding Industrial Building
with Recent Upgrades

FOR SALE: \$3,995,000
PLEASE CALL FOR RATES

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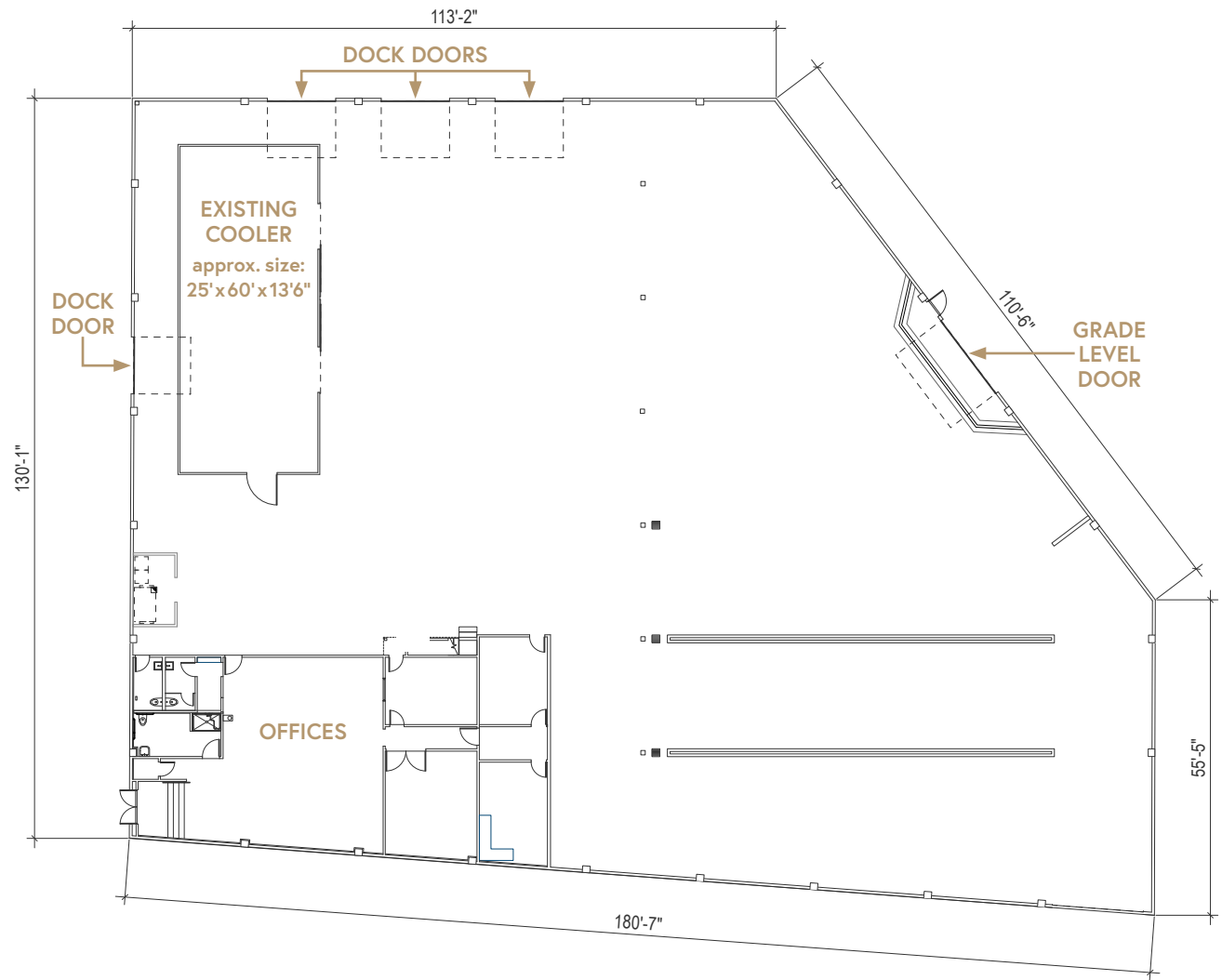
LICENSED IN OREGON, WASHINGTON, AND TEXAS

LOCATION

1211 N Loring is located in Portland's desirable close-in Northeast industrial submarket. With close proximity to downtown Portland, Albina MAX station, and all major arterials (I-5, I-84, and I-405), 1211 N Loring provides easy access throughout the entire metro area. The property is zoned Heavy Industrial (IH) and situated within an Enterprise Zone. The property allows for a wide array of uses including manufacturing, warehousing and freight movement, wholesale sales, and other industrial services.

HIGHLIGHTS

- 14' bottom of truss, 21' between – +/-29' clear height
- 1 grade loading door (15' W x 13.5' H)
- 4 dock high doors (at 39" high) with load levelers
- 200a 120/208v 3-phase power
- Fully sprinklered
- Concrete tilt-up construction
- New roof (2017)
- Built 1956
- Zoned Heavy Industrial (IH)
- Portland Enterprise Zone Program
- New LED warehouse lighting



THIS DRAWING IS NOT TO SCALE AND IS FOR ILLUSTRATIVE PURPOSES ONLY.

BUILDING: +/-21,650 RSF **LOT:** +/-0.78 ACRES (2 Tax Lots)

MANUFACTURING / STORAGE: +/-18,873 RSF

**OFFICE, CONFERENCE ROOM, AND
KITCHENETTE / BREAKROOM:** +/-3,077 RSF (2-Story)





1211 N LORING

PORTLAND
INT'L AIRPORT
12 MILES



DOWNTOWN
PORTLAND
2 MILES