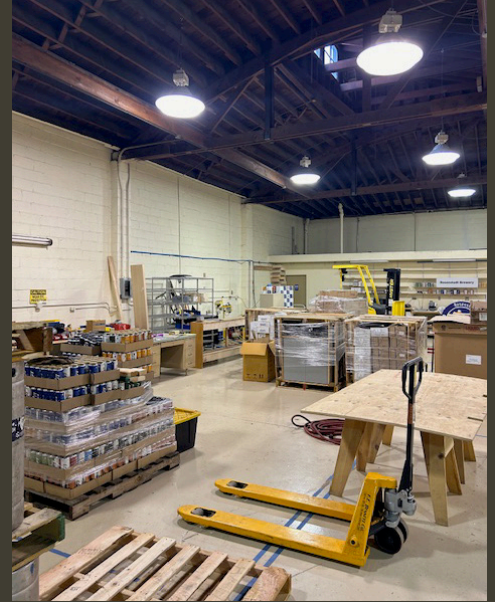


FOR SALE OR LEASE

RARE 5000 SF CREATIVE WAREHOUSE IN THE CENTRAL EASTSIDE.



Here is a rare smaller warehouse in the close in eastside.

The building is in pristine condition ready for occupancy.

This building is perfect for light manufacturing/fabrication
or Food/Beverage Production.

330 SE 6th Avenue Portland, Oregon 97214 (Block of SE Grand)

- 5000 SF with 300 sf offices. Concrete Construction.
- 400 Amps of 3 Phase Power and Well Distributed Throughout the Space.
- Ceiling Heights 15' plus. No posts.
- Large 14' Grade Loading Door.
- Potential Attractive Seller Financing or Long- Term Lease.
- Great Access to Freeways, Downtown Core & Pearl District and Lots of Food/Beverage/Retail Amenities Nearby.
- Zoned IG1 and F1/S1 Occupancy.

Price \$1,600,000
NNN Lease Rate:
\$7000 psf per Month

For More Information Contact:

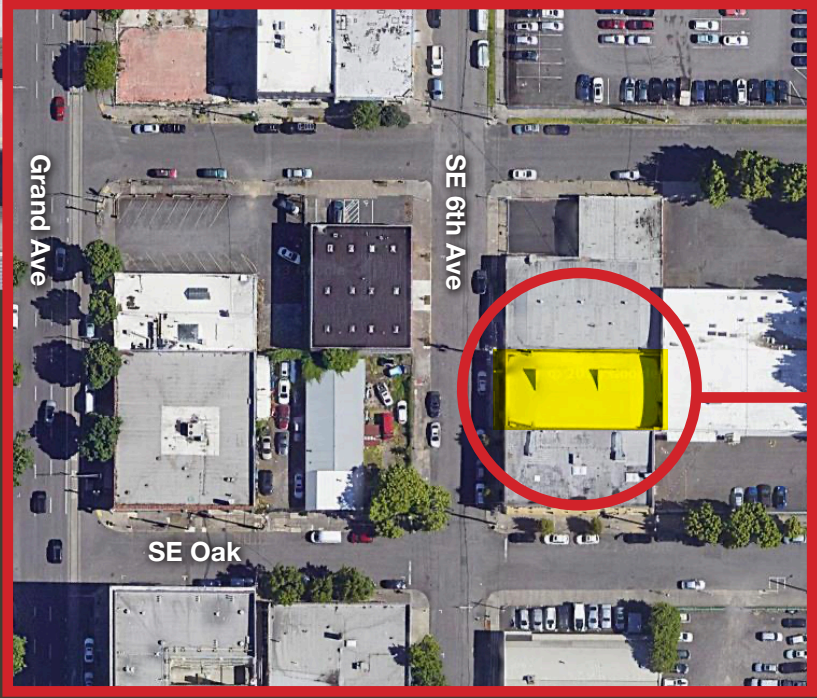
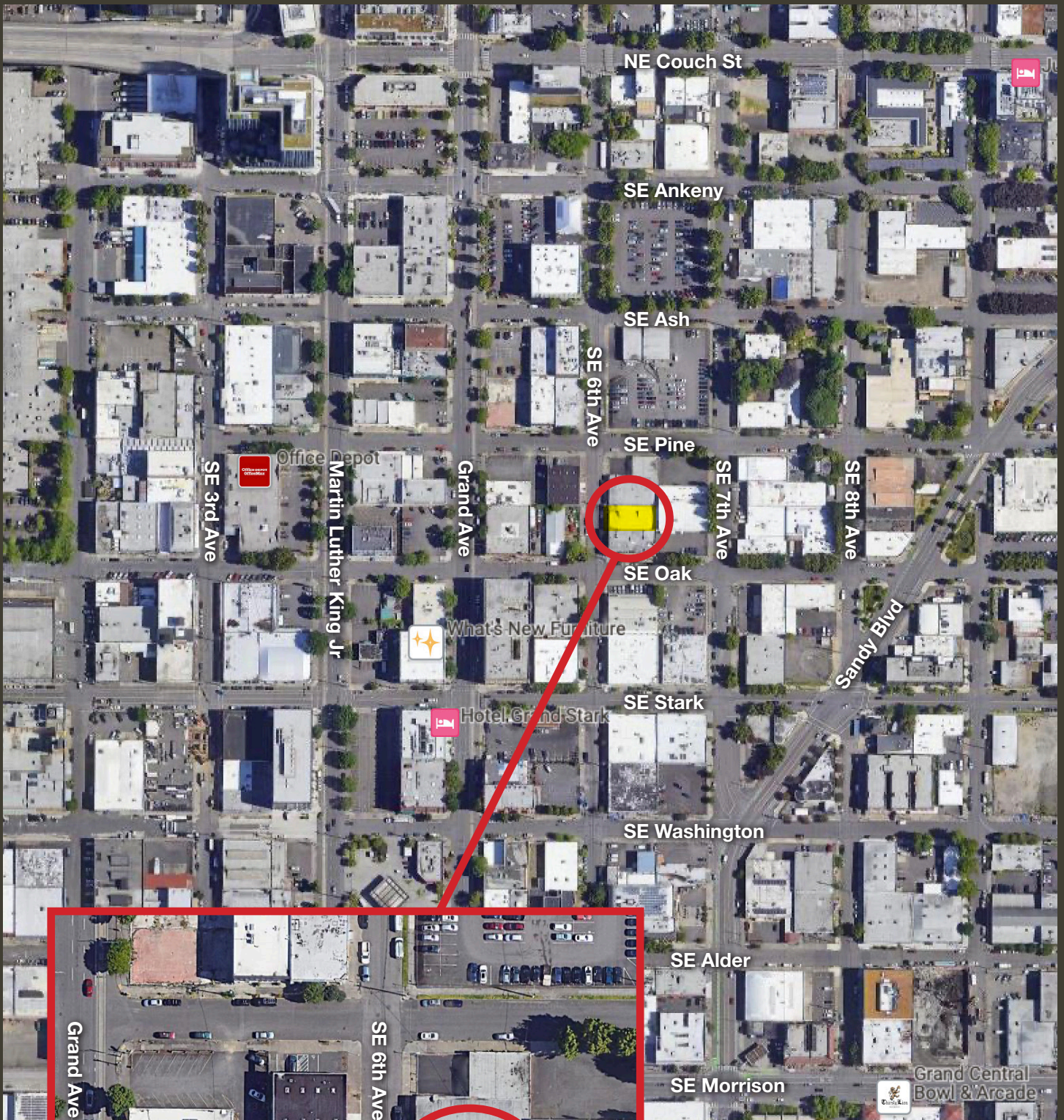
Todd DeNeffe

todd@cascadecre.com

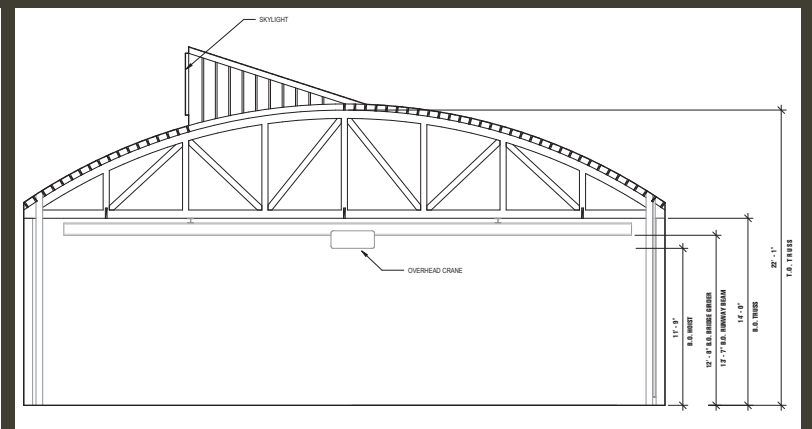
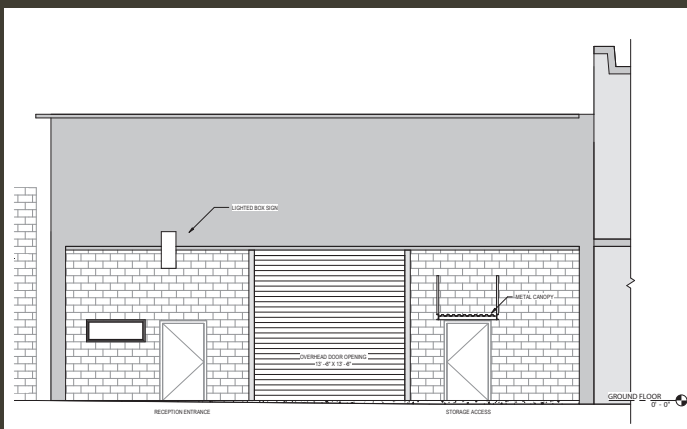
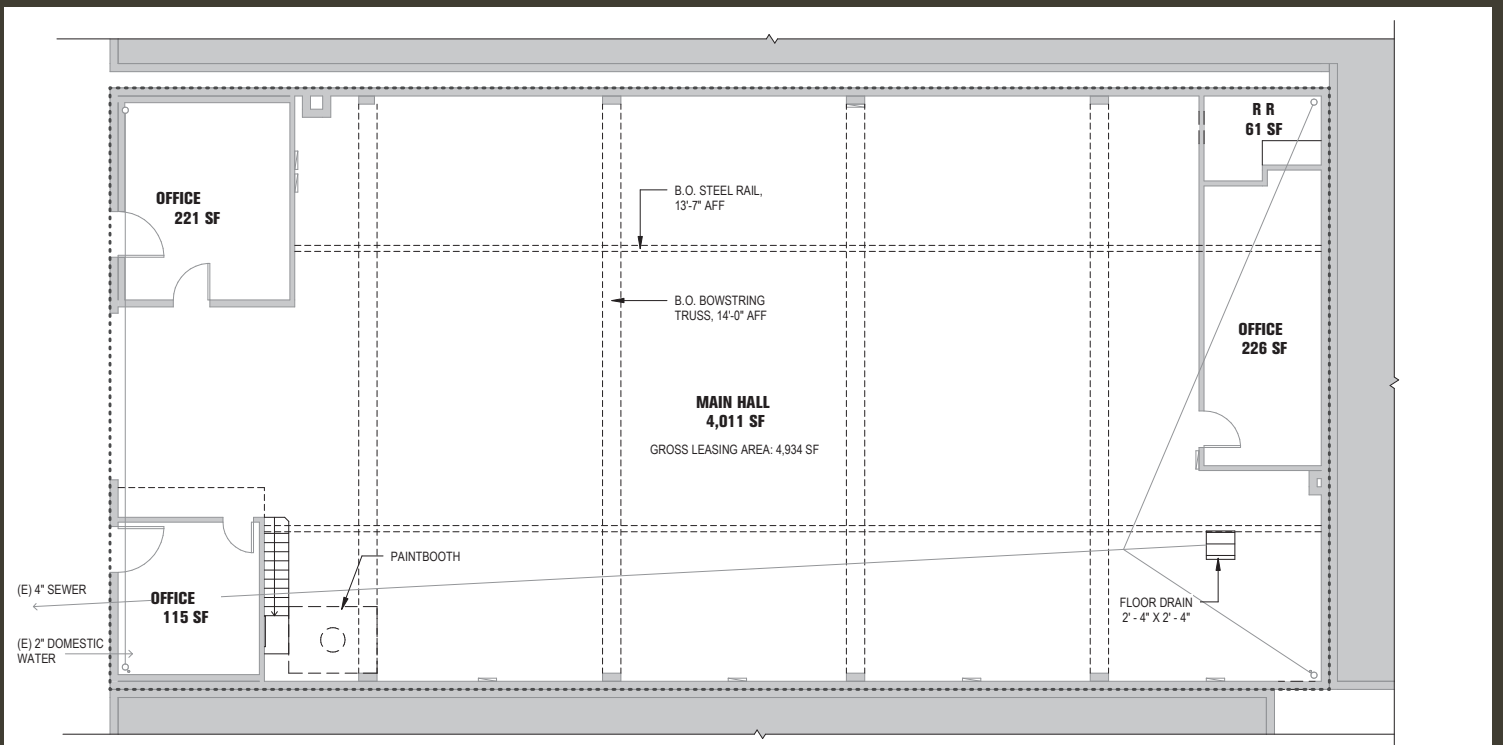
503-705-6380


Cascade Commercial
REAL ESTATE, LLC

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.



SITE
330 SE 6th Avenue
(Block of SE Grand)



CENTRAL EASTSIDE AT A GLANCE...

\$500 MILLION
IN CURRENT
DEVELOPMENT
PROJECTS

OVER
ONE BILLION
IN *NEW* DEVELOPMENT
FROM
2010-2022

800,000 SF
OF OFFICES
BUILT
OR
RENOVATES

LOWEST
VACANCY RATE
IN *CITY* FOR
OFFICE/INDUSTRIAL

TWO LARGE
TECHNOLOGY COMMITMENTS:
APPLE-80,000 SF
AUTODESK-100,000 SF

3,000
JOBS *ADDED*
SINCE 2015

22,000
TOTAL
EMPLOYMENT

3,200 APARTMENTS
BUILT WITH
2,000 UNITS
UNDER CONSTRUCTION OR
IN PERMITTING

Central Eastside

The Central Eastside is undergoing a steady and sustained renaissance mixing the boundless energy of technology, design, engineering, food/beverage and makers and creators of all types to quickly become one of most dynamic and emergent commercial neighborhoods on the West Coast. Having added over 2000 jobs in the last 6 years to 15,000 who already live, work, create, build and innovate, the Central Eastside is full of potential and just hitting its stride. With 3000 new apartments and 500,000 SF office and creative space completed or under construction it is place of phenomenal opportunity.



Portland's Central Eastside is the place to be. Paying homage to its industrial roots and smartly using its vintage warehouse building stock mixed with cutting edge and eclectic new development, the Central Eastside is attracting some of the best and brightest (and more fun) aspects of the creative class. It would be hard to find more diverse mix of entrepreneurship, culture and energy in such a compact and accessible area of a major city.



—New York Times, 2019

