



FOR SALE / FOR LEASE



## 7739 NE 21ST AVE, PORTLAND OR (AT NE ARGYLE ST)

### Free Standing Industrial Building

± 11,250 SF on .51 AC | \$2,200,000 | \$13,700/mo + NNN

#### 7739 NE 21st Ave, Portland, OR

- Immaculate free-standing industrial building of 11,250 SF on .51 acres in the Heart of the Columbia Corridor
- Fenced yard for storage and staging. New roof in 2020.
- Convenient access to both I-5 (1.3 miles) & I-205 (4.5 miles), just 1 block North of Columbia Blvd

#### SCOTT MILLER

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#### ALLEN PATTERSON, SIOR

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PROPERTY DETAILS



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Total SF	11,250 SF
Lot Area	0.51 AC
Office SF	2,450 SF Air-conditioned 4 Restrooms 2 Break Rooms
Grade Loading	4 Grade Doors
Clear Height	15'
Roof	New in 2020
Power	240 Volt, 3-Phase, ±400 Amps
Lighting	Motion-Sensing LED
Auto Parking	18 Parking Spaces (1.57/1,000) & Street Parking Available
Yard	Fenced Yard/ Staging Areas
Zoning	IG2 General Industrial
Utilities	NW Natural; City of Portland; PP&L
Sale Price	\$2,200,000 (\$196/SF)
Lease Rate	\$13,700/mo + \$2,250/mo NNN (\$.20/SF)

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