

Four Industrial Building Owner/User or Investment Opportunity

4938 & 4946 NORTHEAST 109TH AVENUE &
10928 NE KILLINGSWORTH (BUILDINGS A & B), PORTLAND, OR 97220



4938 NE 109th Ave

SHOWROOM AND DESIGN CENTER

FOR SALE

MACADAM FORBES
COMMERCIAL REAL ESTATE SERVICES

Brett Bayne
503.972.7280
bayne@macadamforbes.com
Licensed in OR

2 Centerpointe Drive, Suite 500 | Lake Oswego, OR 97035 | WWW.MACADAMFORBES.COM | 503.227.2500

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.



PROPERTY DESCRIPTION

This four-building industrial property offers a unique opportunity as a pure investment or owner-user looking to occupy 2,800 square feet of industrial space and benefit from some rental income from the other two buildings.

The buildings are clear span and very functional for many types of different users offering grade level loading, 16'-18' clear height and 3 phase power.

The Seller was an owner-occupant of 10928 NE Killingsworth Bldg A and will vacate at closing.

Portland Spray works has been a long-term tenant and recently renewed the lease to \$3,500.00 month. Seller elected to lease on a month-to-month to keep flexibility to the new buyer. We believe the tenant would sign a longer-term lease if requested by the Buyer.

PROPERTY HIGHLIGHTS

- Incredibly flexible zoning which allows a wide variety of uses including industrial, retail sales and service, vehicle repair, and household/group living.



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PROPERTY BREAKDOWN

4938 NE 109th Ave

Tenant: Portland Spray Works
3,000 SF Free Standing Building
Rent: \$3,500 per month
Month-to-month: recently renewed lease rate (long-term tenant)

4946 NE 109th Ave

Tenant: Flight Cafe LLC
3,000 SF Free-Standing Building
700 SF Office, 1 grade door, 3-phase power
Rent: \$3,500 per month with CPI increase
Lease Expires: February 28, 2029

10928 NE Killingsworth Bldg A

Tenant: Vacant
2,800 SF Free Standing Building
One restroom, 4 grade doors
Rent: Proforma \$3,000

10928 NE Killingsworth Bldg B

Tenant: Alliance Construction Services LLC
3,000 SF Free Standing Building
Rent: \$3,000 per month
Lease Expires: December 31, 2025

Tenant responsible for Electrical and Gas

Landlord pays Taxes, Building Insurance and Water
Income and expense information available upon request

OFFERING SUMMARY

Sale Price:	Call For Pricing
Total Building Sizes (4 Total):	11,800 SF
Parcel Size:	28,749 SF (0.66 Acres)
Taxes - NE 109th Properties:	\$8,998.60
Taxes - NE Killingsworth Properties:	\$5,287.45
Zoning:	CE – Commercial Employment



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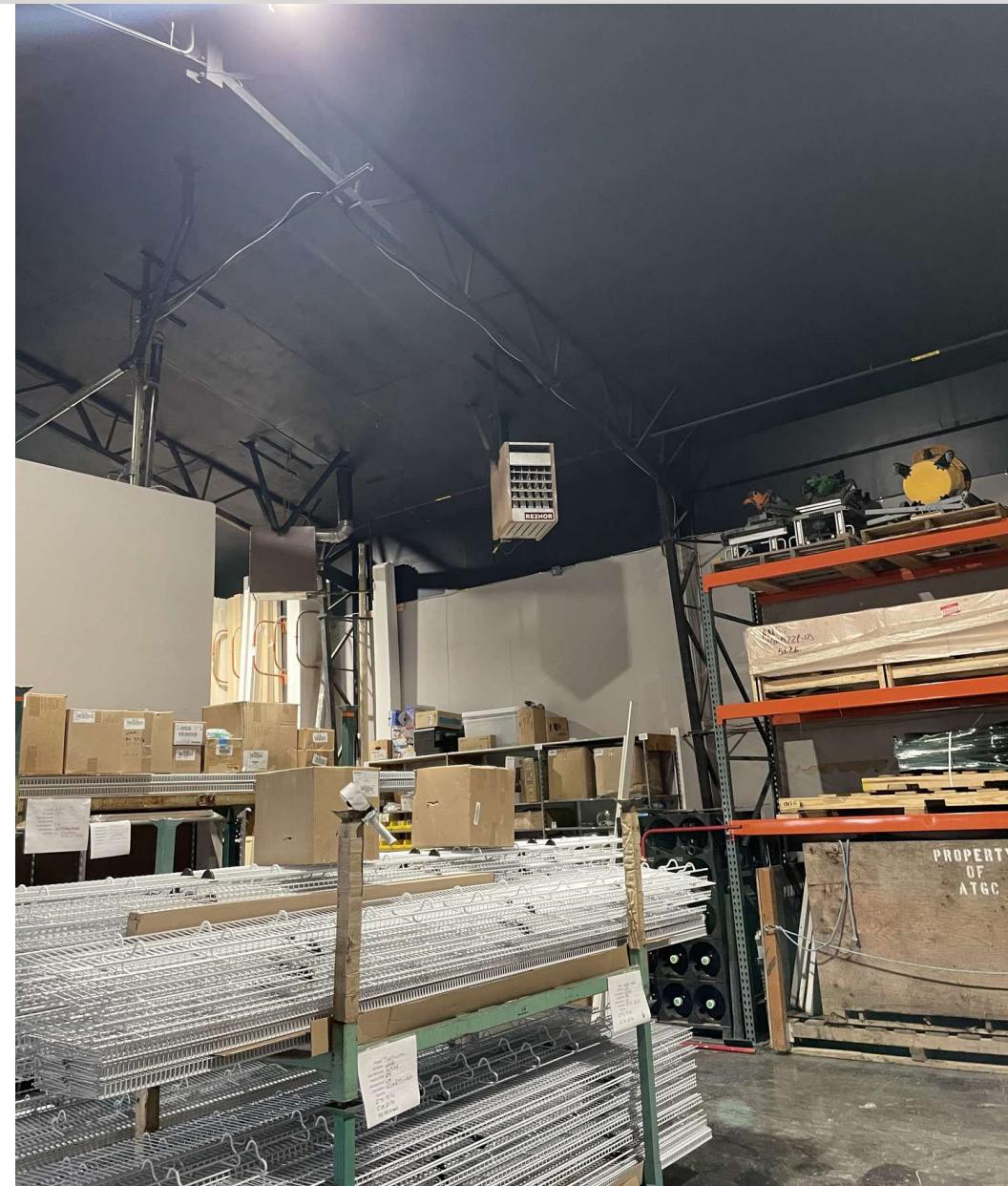
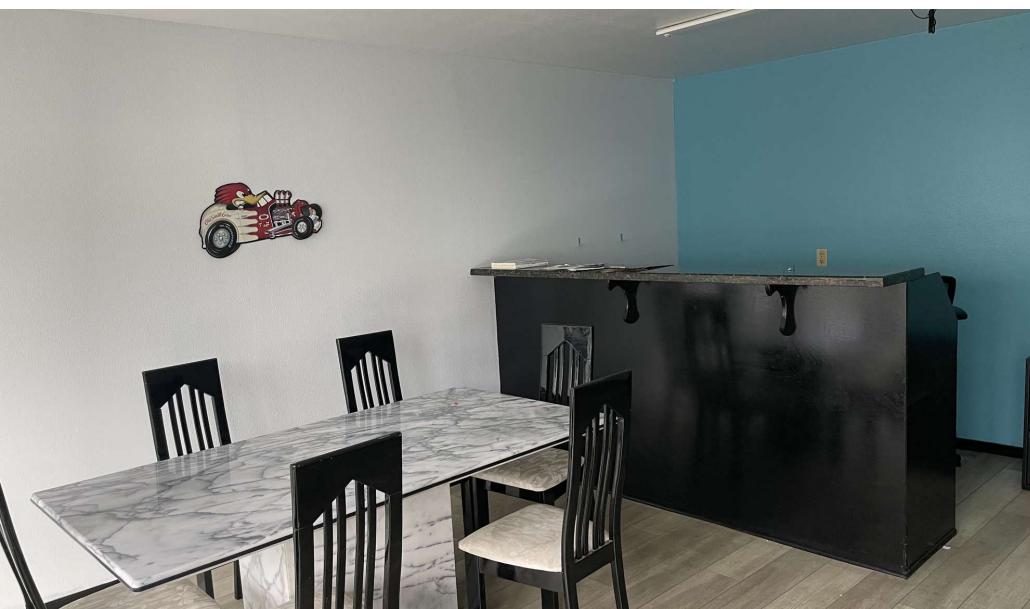
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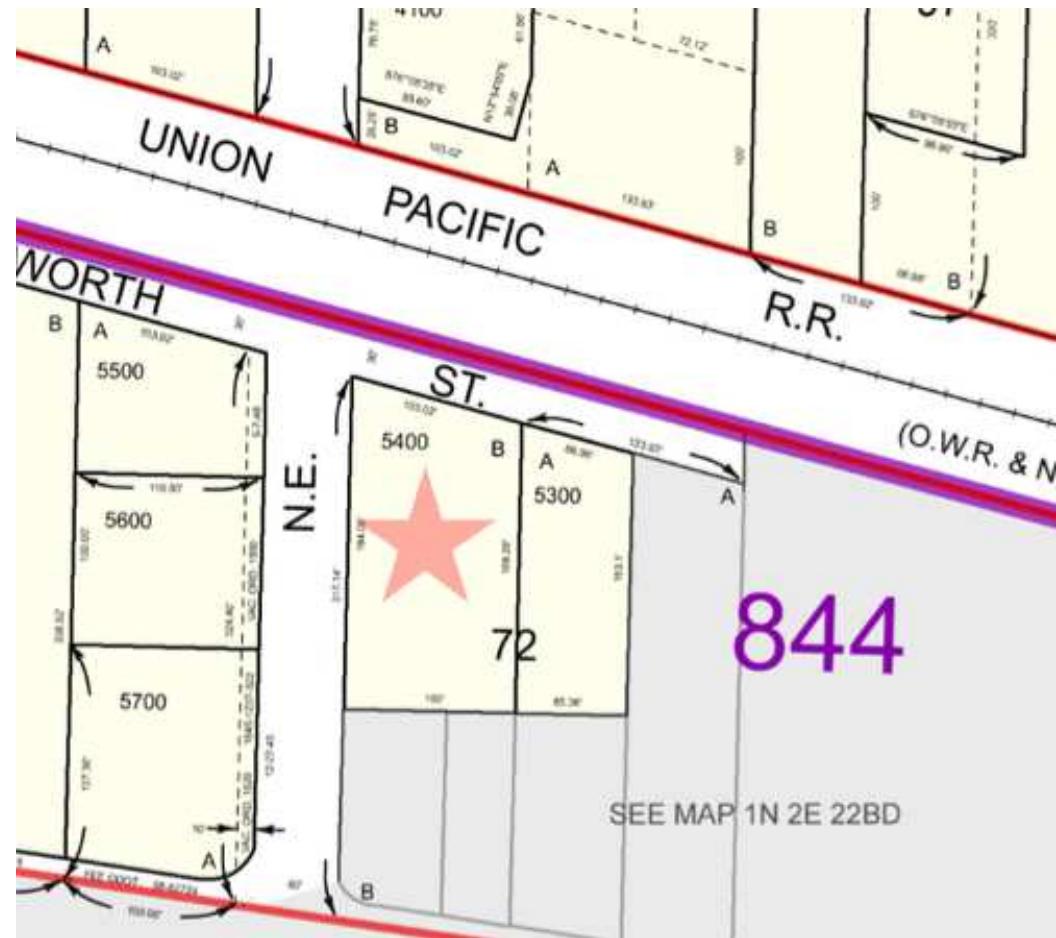


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