

FOR LEASE

TURNKEY FOOD DISTRIBUTION WAREHOUSE WITH COOLER/FREEZER

*Racking, pallet wrappers & office equipment
available for purchase on request*

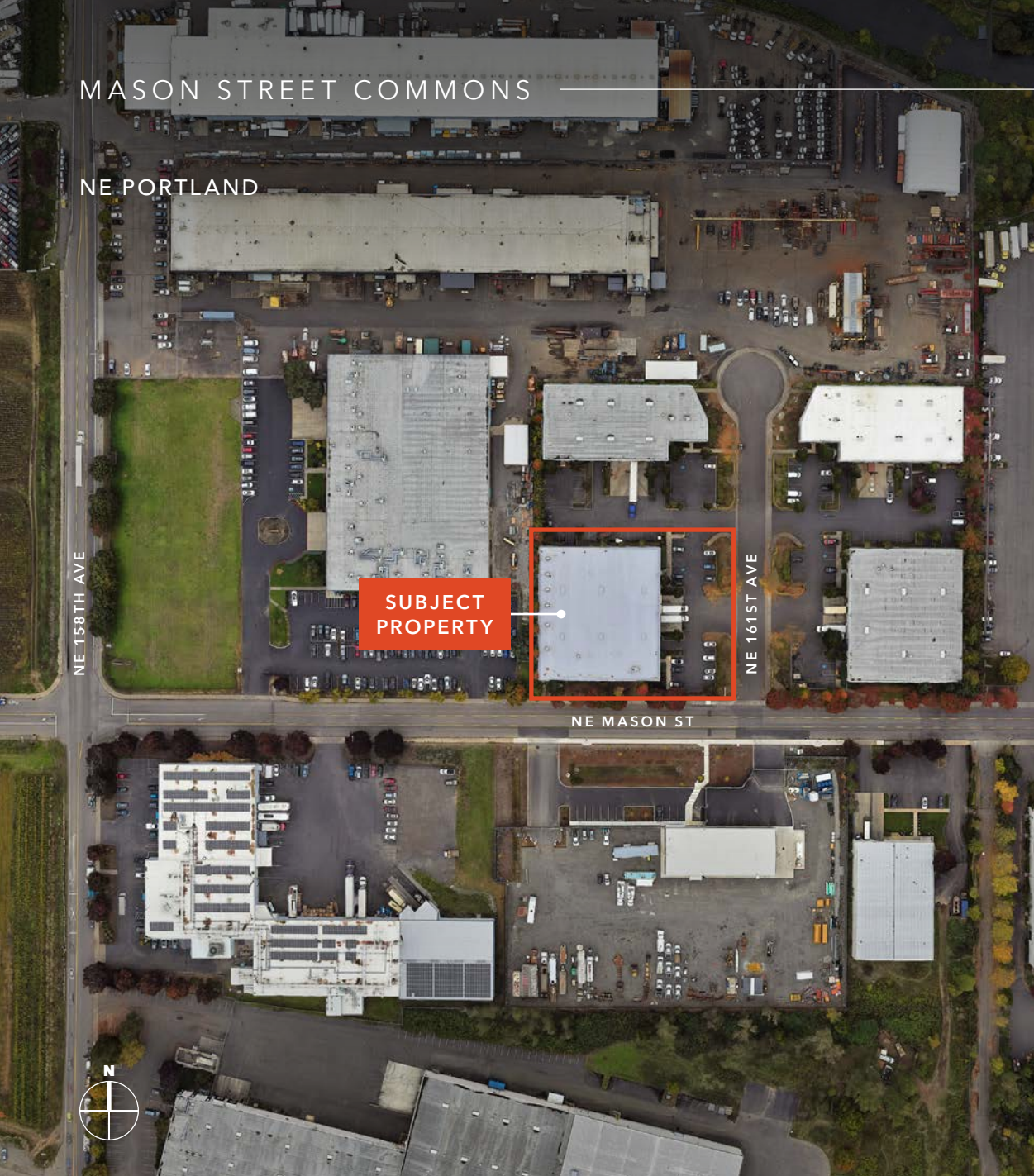
4201 NE 161ST AVE, PORTLAND, OR

KIDDER.COM

km Kidder
Mathews

MASON STREET COMMONS

NE PORTLAND



PROPERTY OVERVIEW

LEASE RATE	\$25,495/month + NNN
BUILDING AREA	26,270 SF with 2,500 SF office
SITE AREA	1.38 acres
YEAR BUILT	2008
POWER	480 Volt 3 phase, 600 amps
LOADING	4 dock-high doors 2 grade-level doors
CLEAR HEIGHT	±20-22'
ZONING	IG2 - General Industrial 2, City of Portland
COLD STORAGE	±2,000 SF cooler ±2,000 SF freezer
BUILDING FEATURES	<ul style="list-style-type: none">• Hard deck mezzanine above office allows for future expansion• Electronic in-ground pit levelers• 2 separate storefronts
UPDATES	<ul style="list-style-type: none">• Remodeled office in 2023 with high image and wood flooring• New LED warehouse lighting installed in 2024
AVAILABLE FOR PURCHASE	Cooler, freezer, racking, pallet wrapper and office furniture/ equipment available for purchase at substantial discount

PROPERTY HIGHLIGHTS



**RARE OPPORTUNITY TO
LEASE FREESTANDING
BUILDING**



**MINUTES FROM I-205
& I-84 ALLOWING
SUPERIOR ACCESS TO
PORTLAND METRO AREA**



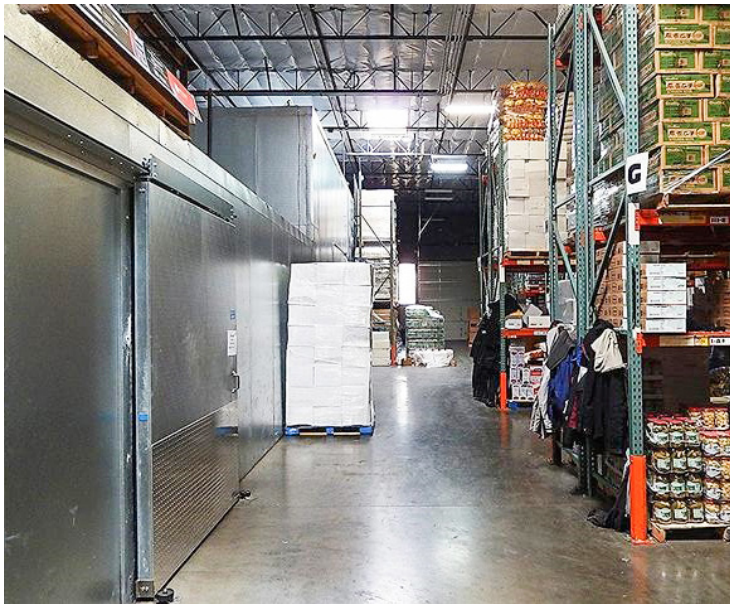
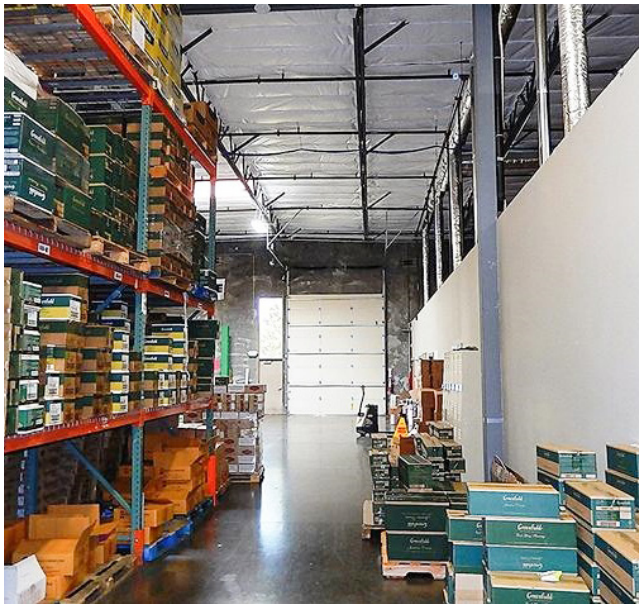
**COOLER/FREEZER
EQUIPMENT AVAILABLE
ON REQUEST**



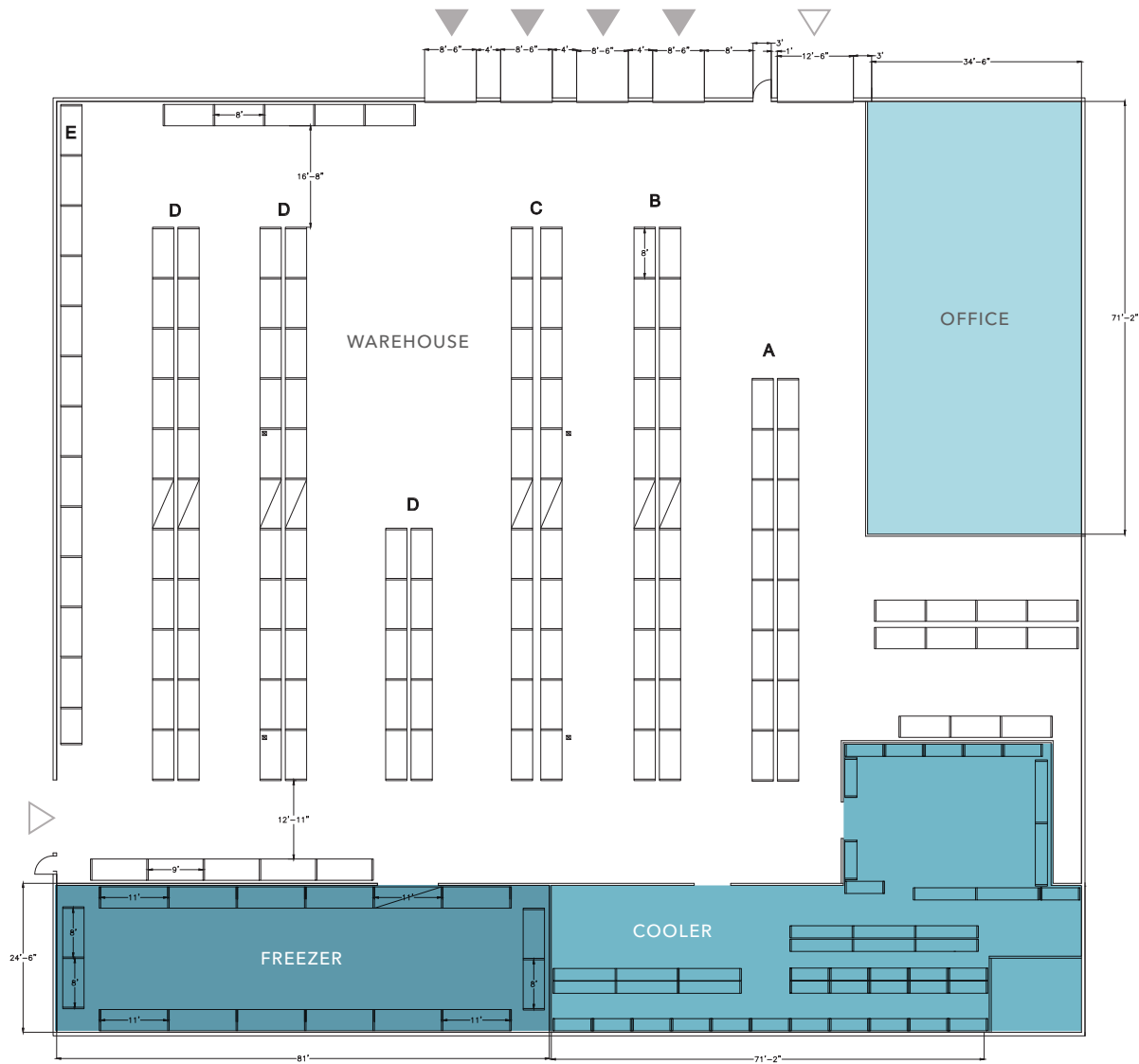
**DOCK & GRADE-LEVEL
LOADING IDEAL FOR
DISTRIBUTION USERS**



MASON STREET COMMONS







26,270 SF

BUILDING AREA

2,500 SF

OFFICE AREA

\$25,495/MO

LEASE RATE + NNN

FOUR

DOCK-HIGH DOORS

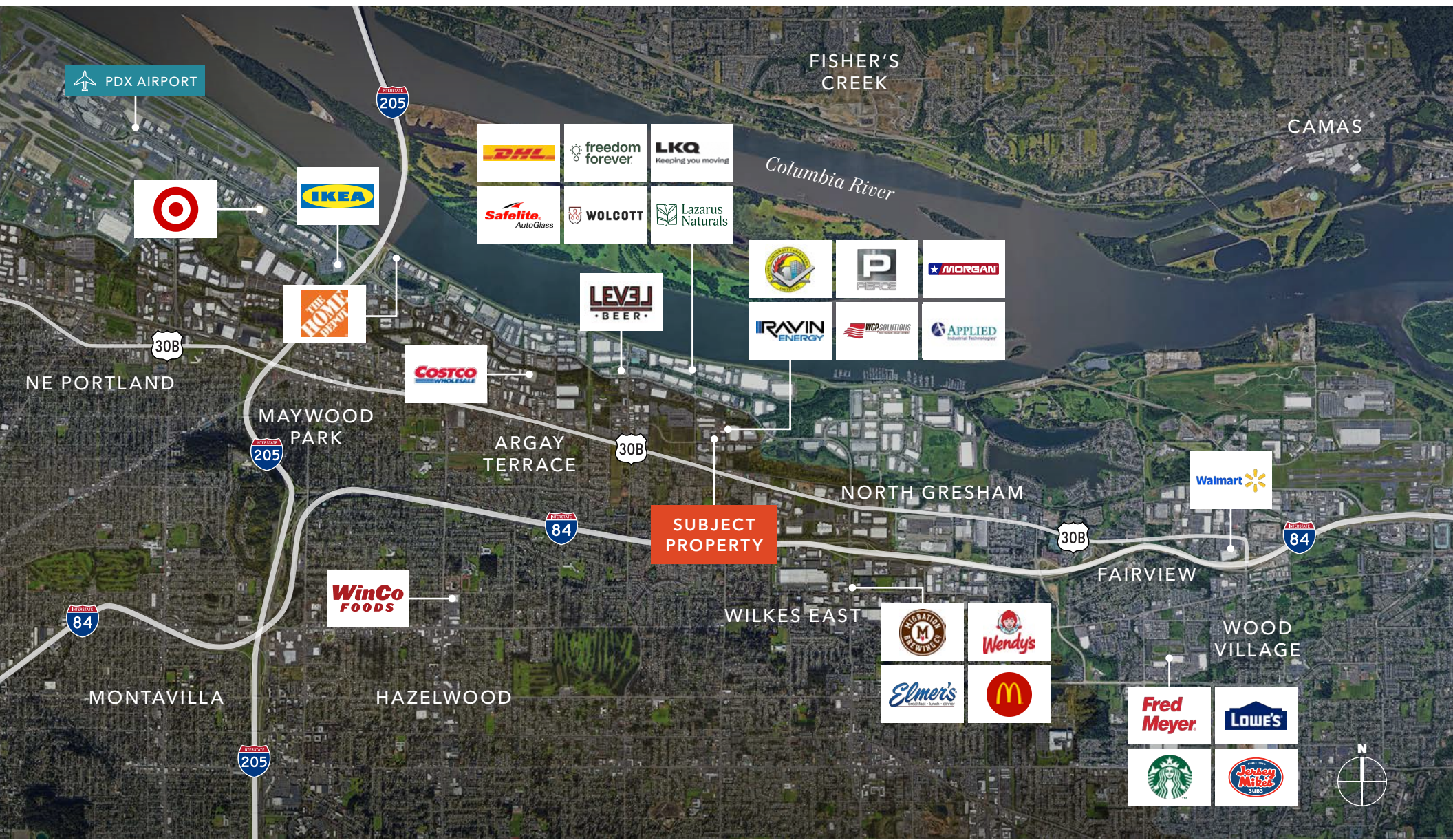
TWO

GRADE-LEVEL DOORS

▲ Grade-level loading

△ Dock-high loading

MASON STREET COMMONS





Exclusively listed by

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