



FOR SALE

*Outstanding Owner-User Opportunity 15 minutes from
Downtown Portland*

23,650 SF
BUILDING SIZE

6600 N BALTIMORE AVE, PORTLAND, OR 97203



Incredible free-standing former food processing manufacturing building in the St. Johns neighborhood

LOWER LEVEL ATRIUM

ADDRESS	6600 N Baltimore Ave, Portland, OR 97203
LAND AREA	0.92 AC (40,000 SF)
TOTAL BUILDING AREA	23,650 SF
LOWER LEVEL	10,000 SF
MAIN LEVEL	9,250 SF
SECOND LEVEL	4,400 SF
SPRINKLERS	Wet
HVAC	Fully climate controlled throughout
LOADING	2 dock-high doors
ELEVATORS	1 large freight elevator & 1 small freight elevator
PARKING	2.371/1,000 SF (56 spaces)
ZONING	EG1, General Employment 1
CONSTRUCTION	Solid concrete construction site
ROOF	New Roof Installed in 2024
INFRASTRUCTURE	Building is currently set up for food processing with infrastructure required for this use. This makes it ideal for food manufacturing and production users.
HEADQUARTERS PRESENCE	This building would be ideal for a company headquarters location and could accommodate other user types such as 100% office or flex uses with office and warehouse/manufacturing space.

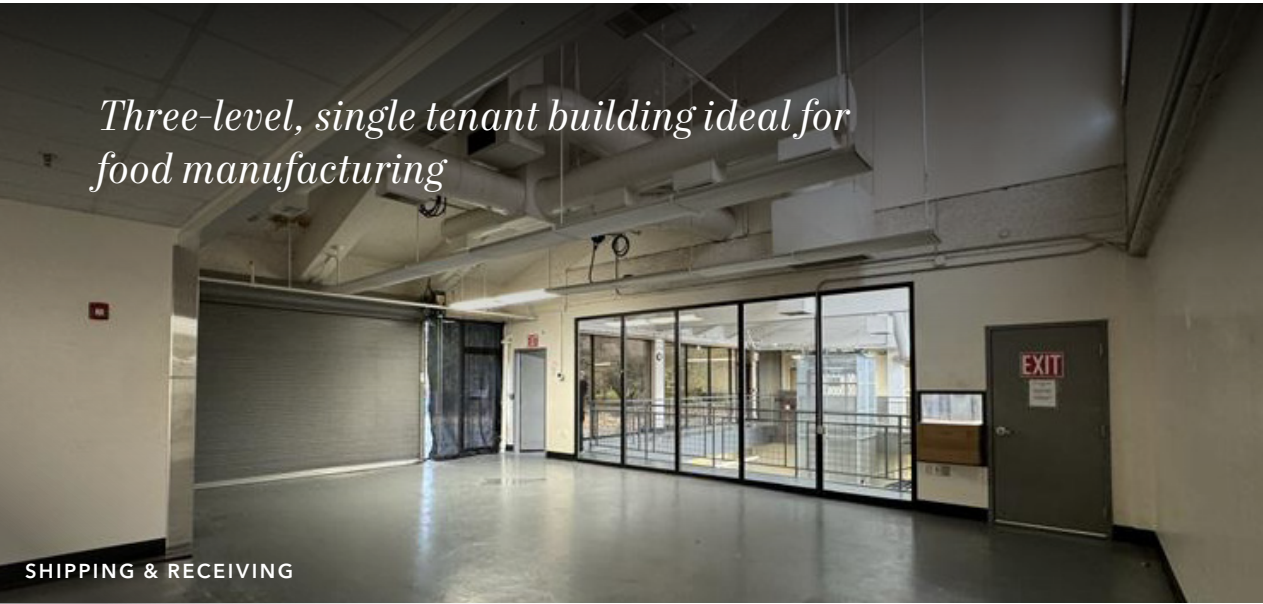
23,650 SF

AVAILABLE

\$3,550,000

SALE PRICE

Three-level, single tenant building ideal for food manufacturing



SHIPPING & RECEIVING



MAIN LEVEL PRODUCTION / WAREHOUSE

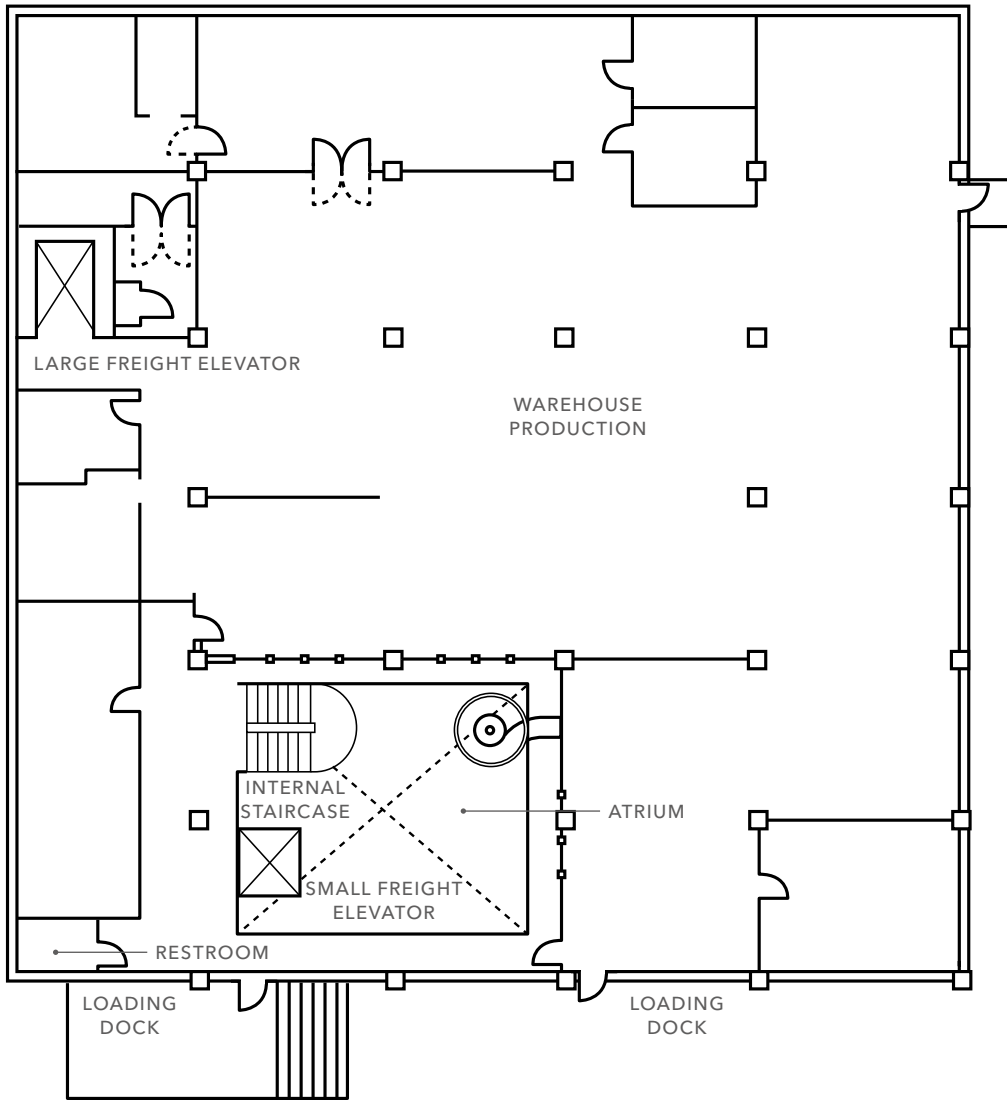


RECEPTION AREA



TEST KITCHEN

BUILDING FLOOR PLANS - MAIN FLOOR

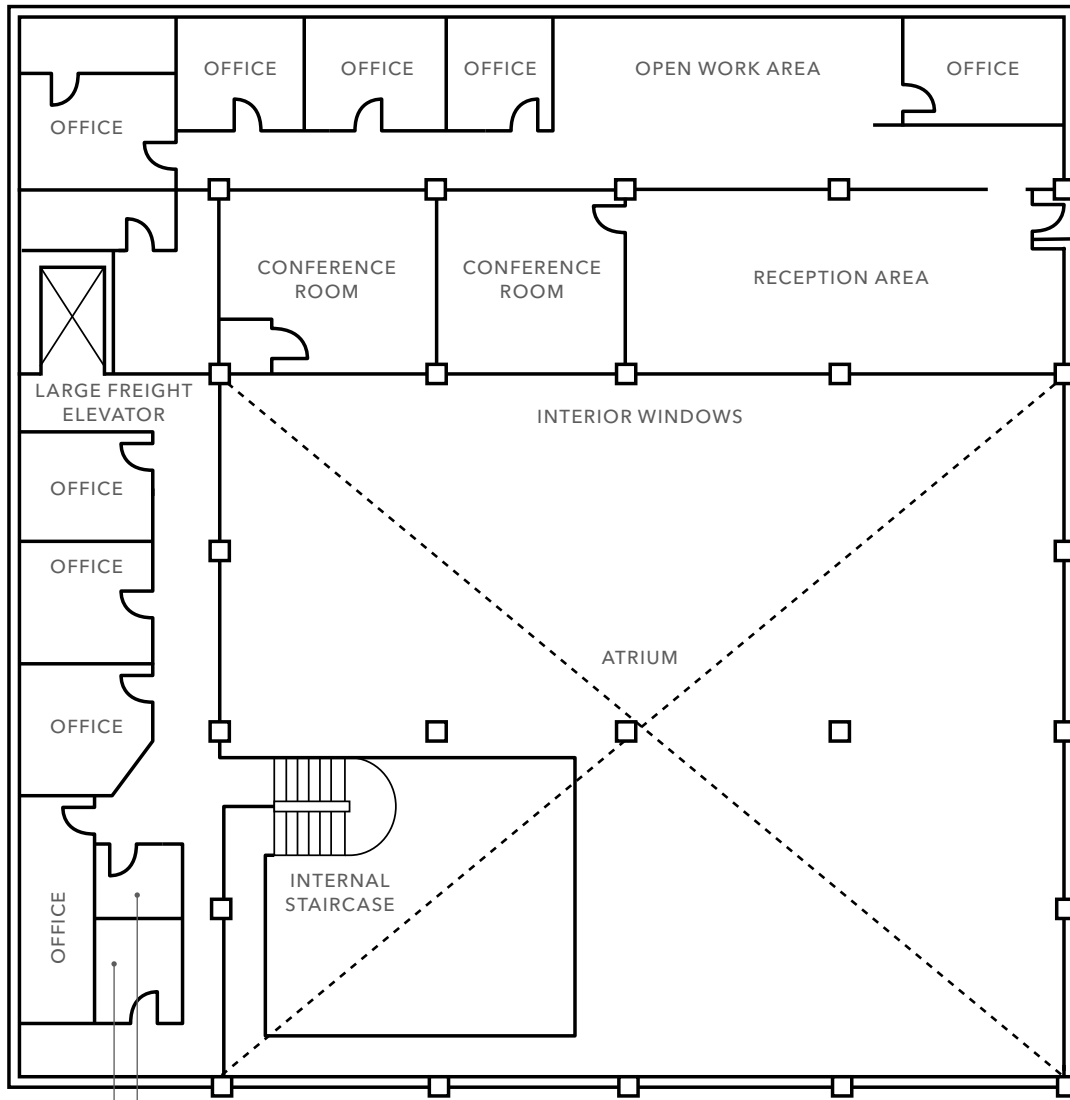


9,250 SF

MAIN FLOOR

*An open industrial area
circled by several areas
with food manufacturing
infrastructure in place*

BUILDING FLOOR PLANS - SECOND FLOOR

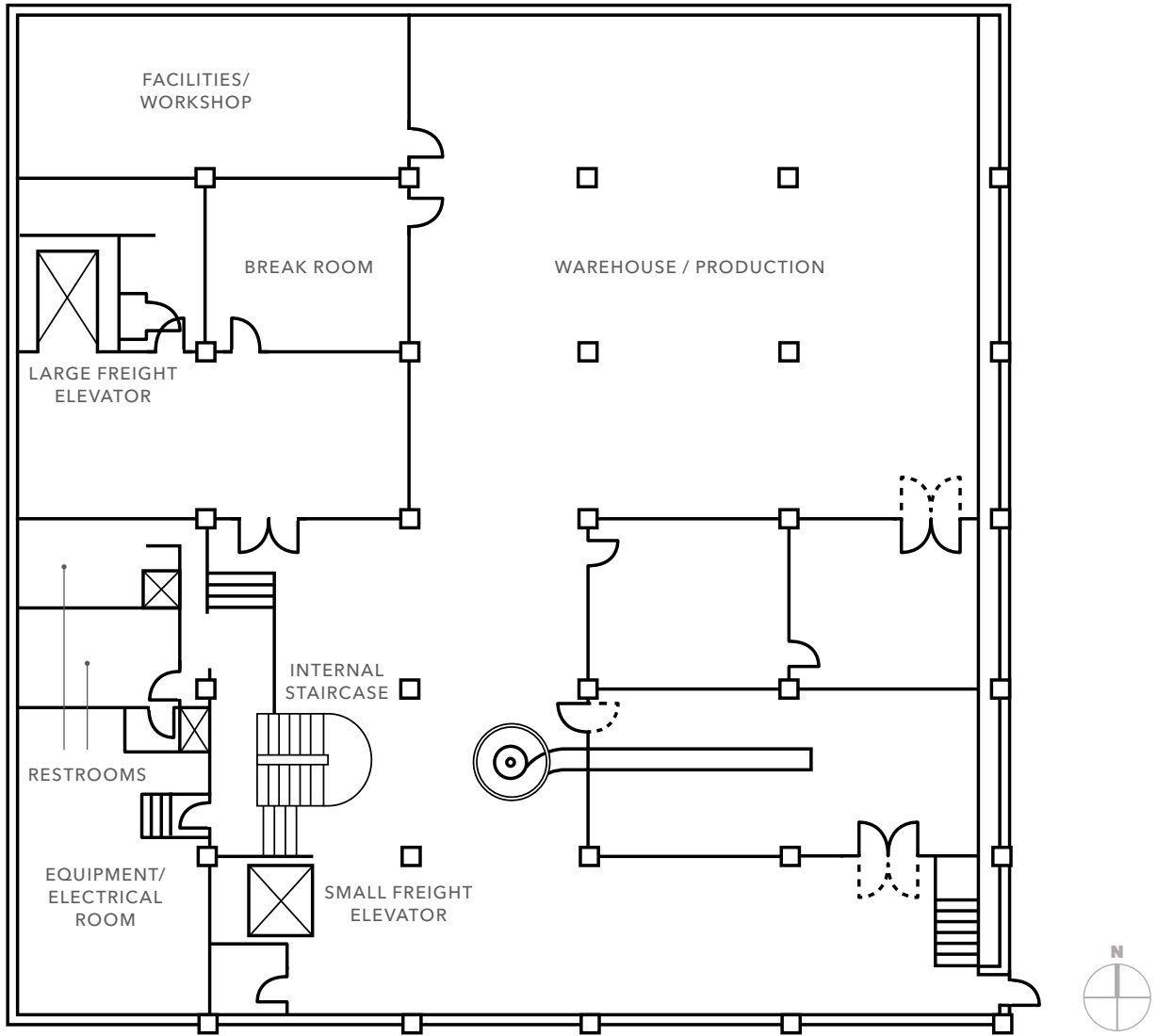


4,400 SF

SECOND FLOOR

Office and meeting spaces with windows looking out to the St. Johns Bridge and Cathedral Park, and interior glass lines facing the atrium

BUILDING FLOOR PLANS - LOWER LEVEL



10,000 SF

LOWER LEVEL

Space for research and development, along with areas designed for shipping, production, and manufacturing



SECOND FLOOR - OPEN WORK AREA



SECOND FLOOR OFFICE WITH VIEW OF ST JOHNS BRIDGE



LOWER LEVEL LUNCH ROOM



LOADING

6600 N BALTIMORE AVE

LOCATED IN THE *BUSTLING ST. JOHNS NEIGHBORHOOD* SURROUNDED BY DINING OPTIONS & DIRECTLY ADJACENT TO *CATHEDRAL PARK*



AVAILABLE FOR SALE

KIDDER MATHEWS

WELL- POSITIONED LOCATION

Located at the east end of the St. Johns Bridge, providing easy access to downtown Portland

Located directly on Cathedral Park with views of the Willamette River, St. Johns Bridge, and the park

Located in close proximity to the town center of St. Johns, providing numerous restaurants and support services

Cathedral Park offers a boat ramp to the Willamette River for watersport or fishing enthusiasts as well as a newly constructed public swim dock





SUBJECT
PROPERTY

6600 N BALTIMORE AVE

*For more information on
this property, please contact*

STEVEN KLEIN
503.221.2260
steven.klein@kidder.com

PETER STALICK
503.706.8180
peter.stalick@kidder.com

BRENDAN MURPHY
503.721.2705
brendan.murphy@kidder.com

KIDDER.COM

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