

# FOR SALE & LEASE

**MELVIN MARK**  
EST. 1945



## RARE NW INDUSTRIAL OPPORTUNITY

*2331 NW 23rd Ave, Portland, OR, 97210*

Industrial Space Available: 16,000 RSF  
(Including 8,000 SF of cold storage)

Sale Price - \$3,600,000  
Lease Price - \$1.25/SF NNN

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# PROMINENT NW 23RD AVE ADDRESS



## BUILDING HIGHLIGHTS

- Abundant street parking
- 4,000 SF fenced loading area
- 24-foot clear height
- 480V 3-phase power
- 1 grade-level roll up door
- 6 dock-high loading areas
- Zone: EG1 (changed as of June 1, 2025 as part of the Montgomery Park Area Plan)

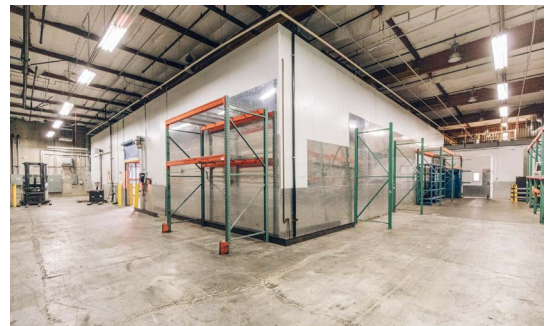
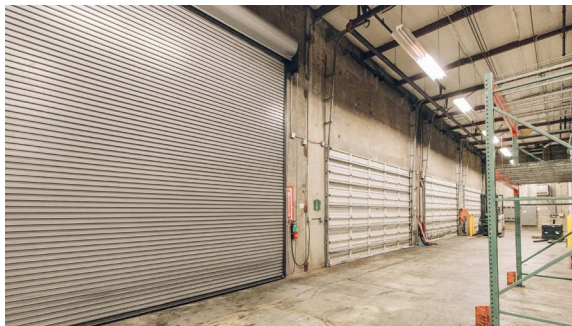
The building currently consists of approximately 8,000 SF of cold storage infrastructure, which can be made available by the vacating tenant.



PARKING  
AVAILABLE



CENTRAL  
LOCATION





# RARE NW INDUSTRIAL OPPORTUNITY

An aerial photograph of an industrial district in Seattle, Washington. A yellow rectangle highlights a specific industrial building in the foreground. The surrounding area is filled with various industrial structures, parking lots, and roads. In the background, the city skyline is visible, including the Smith Tower and other high-rise buildings. The waterfront area with the Alaskan Way Viaduct and the city's harbor is also visible. The text "RARE NW INDUSTRIAL OPPORTUNITY" is overlaid on the top left of the image.

- Rare NW Industrial opportunity with prominent NW 23rd Ave address
- Easy access to I-405, Hwy 30, the Pearl District, and the CBD
- Close proximity to a variety of Slabtown neighborhood amenities





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## FOR LEASE RARE NW INDUSTRIAL OPPORTUNITY

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*The information contained herein has been obtained from sources we deem reliable.*

*We do not, however guarantee its accuracy. All information should be independently verified prior to purchase or lease.*