

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)

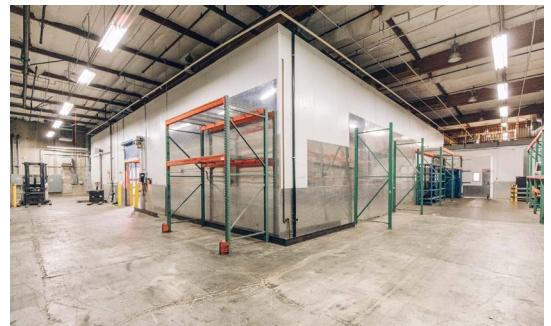
The building currently consists of approximately 8,000 SF of cold storage infrastructure, which can be made available by the vacating tenant.



PARKING
AVAILABLE



CENTRAL
LOCATION



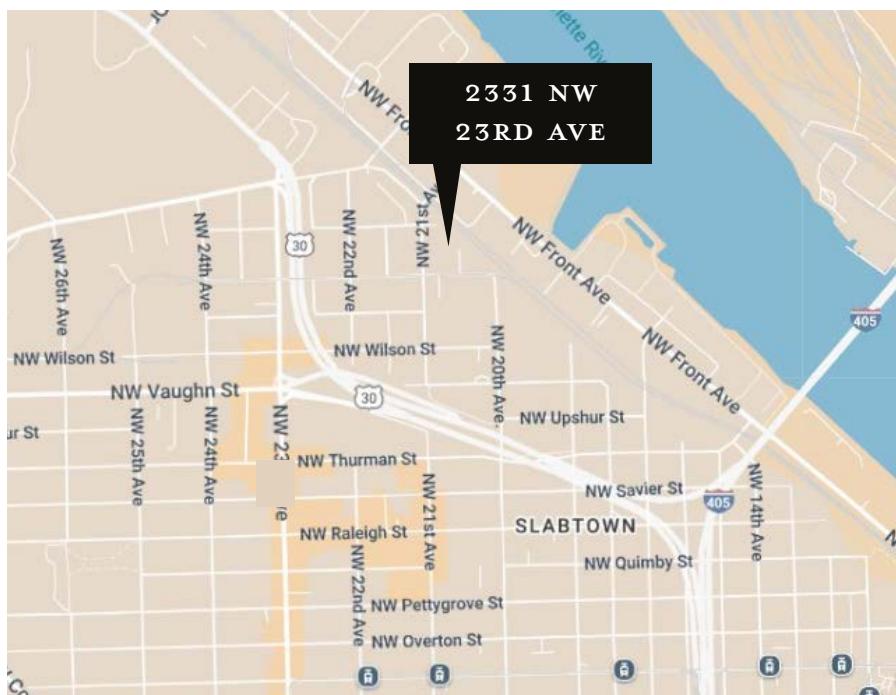


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LOCATION HIGHLIGHTS

- 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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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.