

Central Eastside Industrial Flex Building **FOR SALE OR LEASE**

2407 S.E. 10th Portland, Oregon 97214



Bring Us A Proposal

This great concrete tilt stand alone Industrial Flex Building is located in the Best Core Business Neighborhood of the Central Eastside for a Tenant (or with potential option to purchase) or Buyer. This property is in pristine shape with well-maintained roof, mechanical and electrical systems and is ...ready to go!

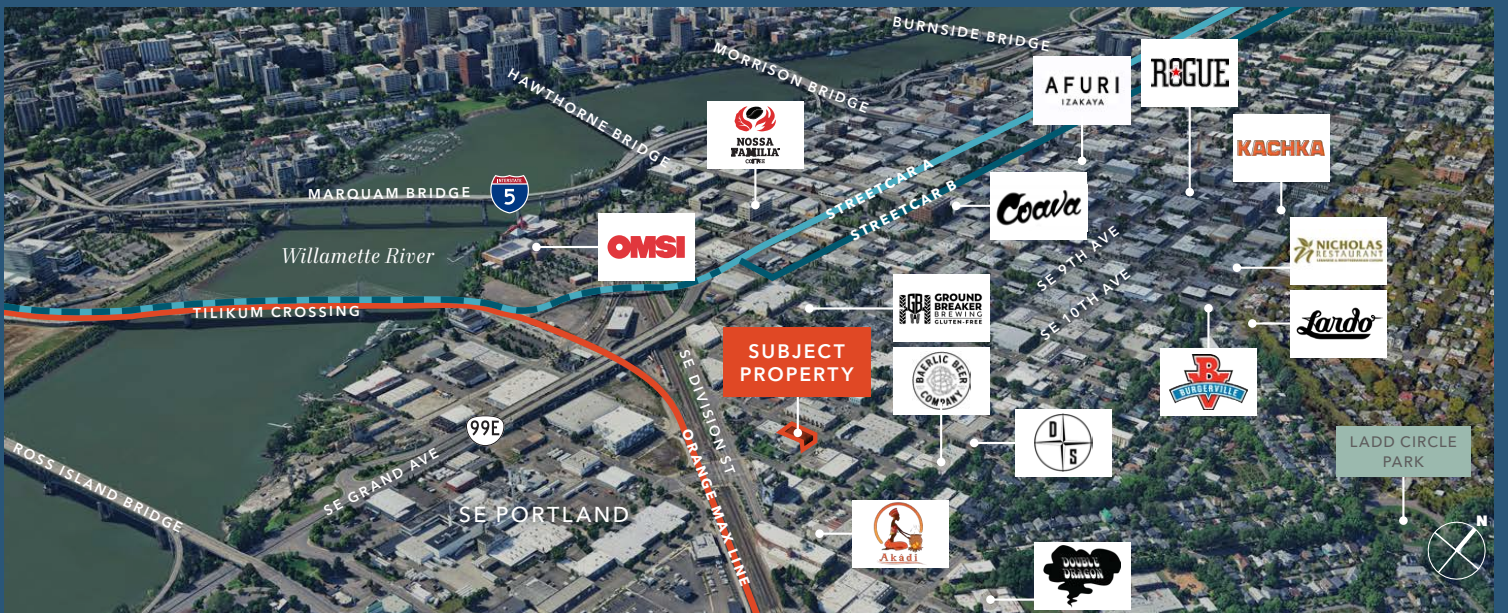
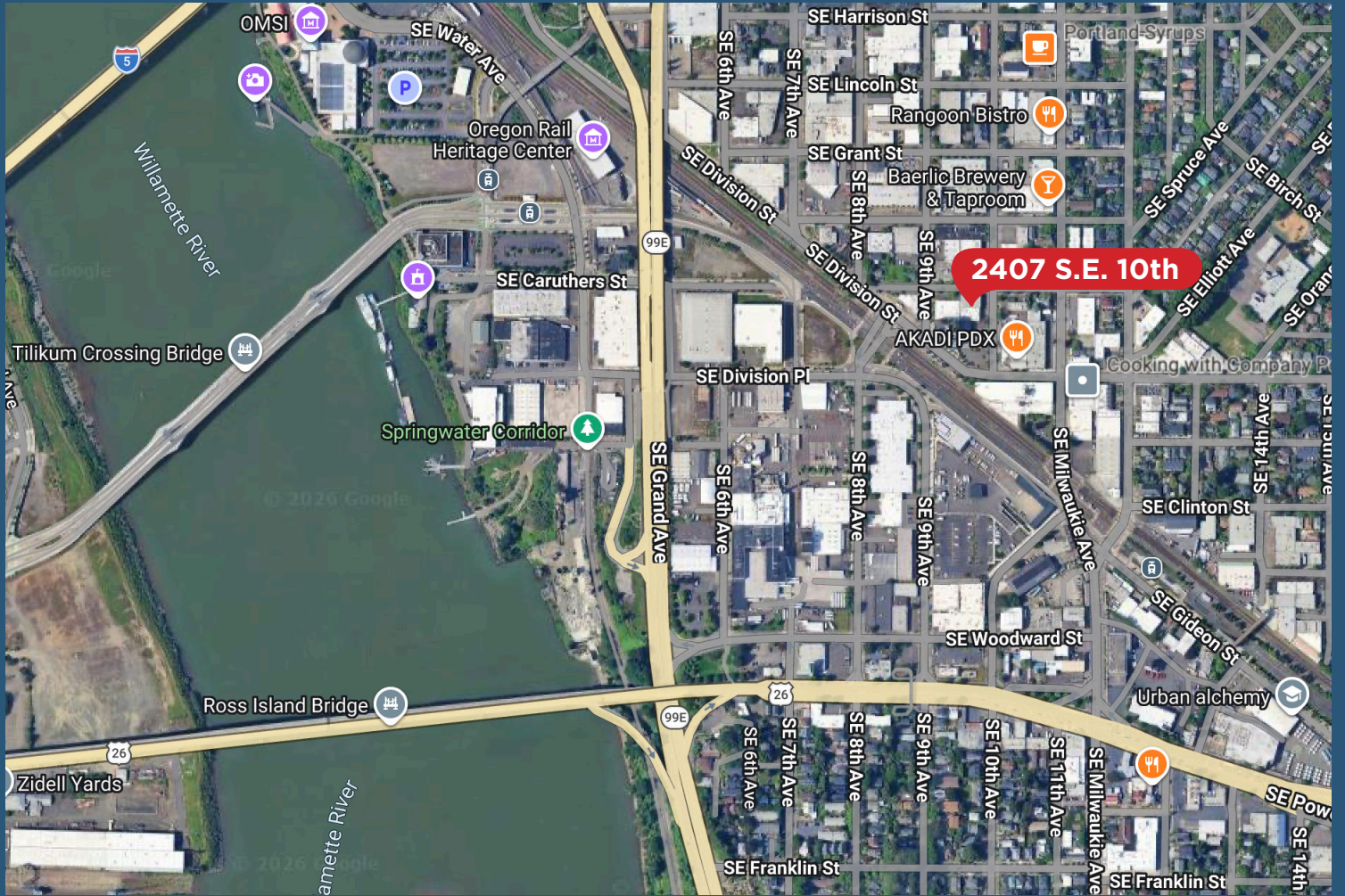
- 6765 total sf. 5765 sf of fully HVAC offices on two levels with 1000 sf of warehouse space.
- Great Accessible Location a couple blocks south of SE Division with quick access to Ross Island and Hawthorne Bridges to Core and I-5 as well as surrounding desirable residential neighborhoods with tons of retail services and food/beverage options nearby as well as great Trimet Rapid Transit Bus Service.
- Large 14' x 10' loading door and 16' ceilings in warehouse area. 3 Phase Power.
- Off street parking for 4 vehicles with very lightly used on street parking.
- Zoned General Industrial (IG1) allowing liberal industrial, retail and office uses.

**Lease Rate: \$12,000 + Expenses (Estimated at \$2000) per Month.
Call for Sales Price.**

The Information contained in this brochure are deemed to be accurate and obtained from reliable sources but there are not guaranties as to its complete accuracy and any buyer and their representatives should do their own due diligence regarding building characteristics.

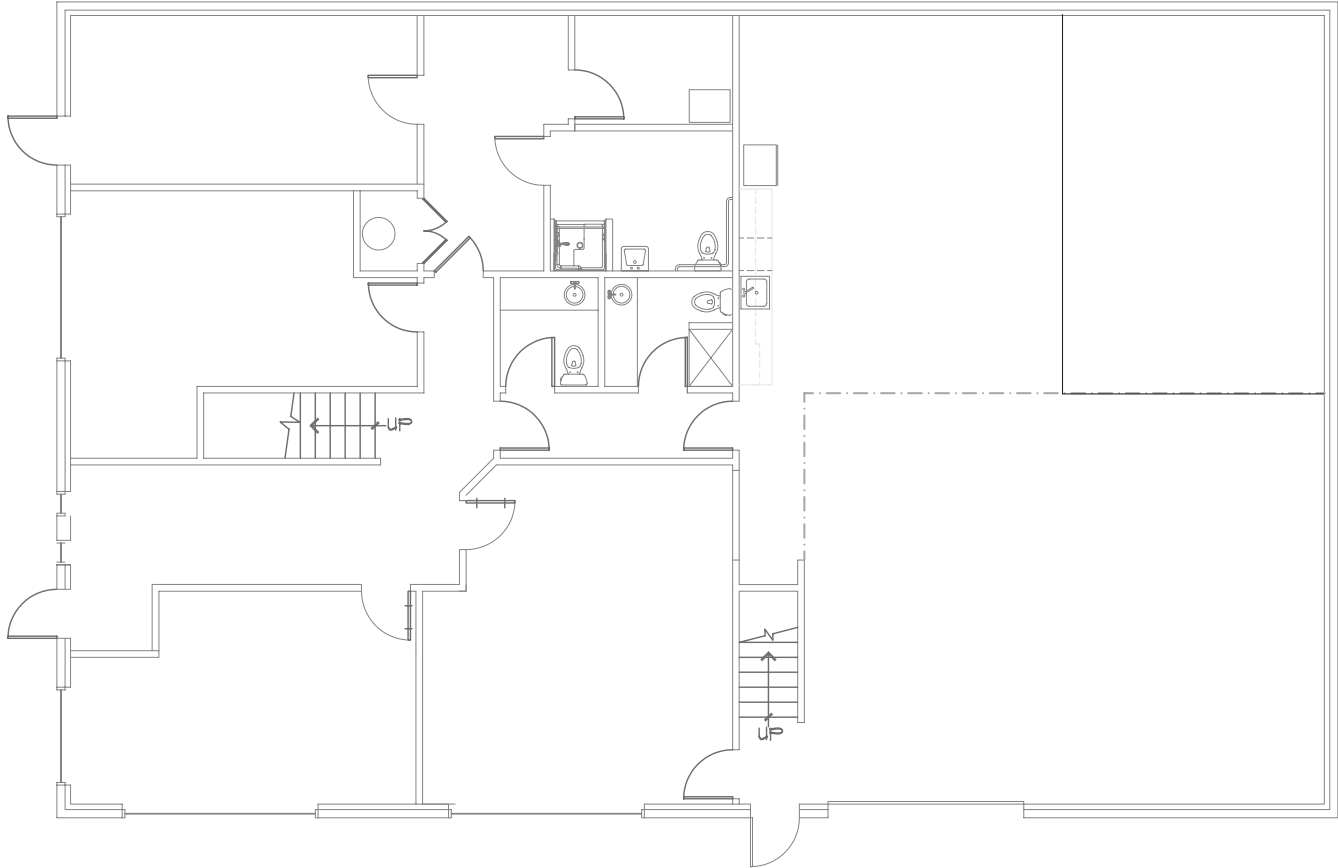
For More Information Contact:
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Cascade Commercial
REAL ESTATE, LLC



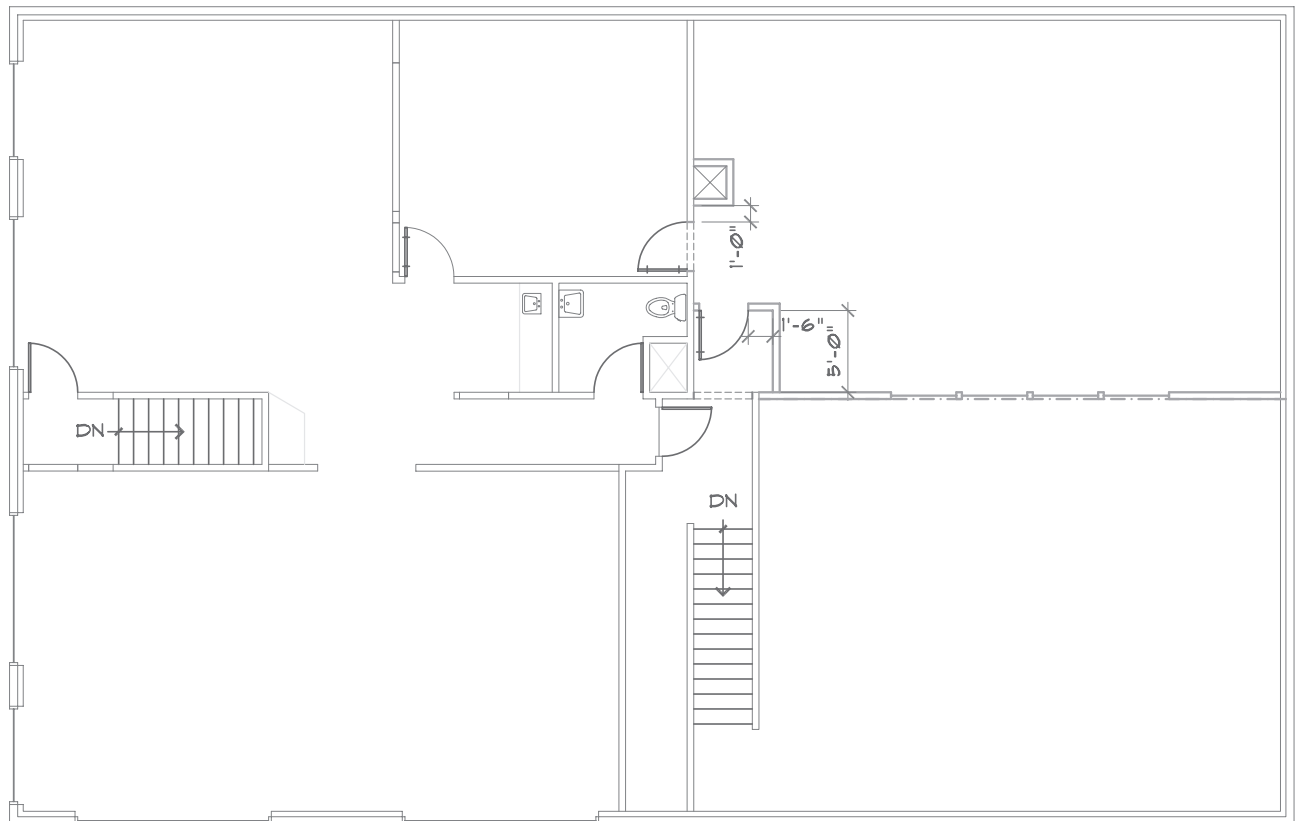
FIRST FLOOR PLAN

±4,000 SF
FIRST FLOOR SF



SECOND FLOOR PLAN

±2,765 SF
SECOND FLOOR SF

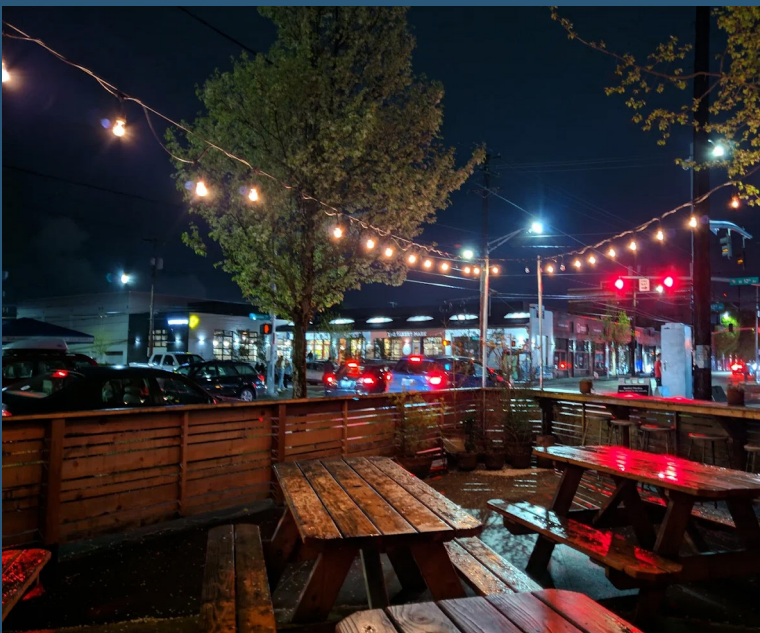




Bakers Mark - Best Sandwiches



Baerlic Brewing and Ranch Pizza



Double Dragon Restaurant



Skyhook Climbing & Bouldering



Ladd's Addition