

OFFERING MEMORANDUM

923-935 SE Hawthorne Blvd

923-935 SE HAWTHORNE BLVD

Portland, OR 97215

PRESENTED BY:

OLESYA PROKHOROVA

C: 503.539.1341

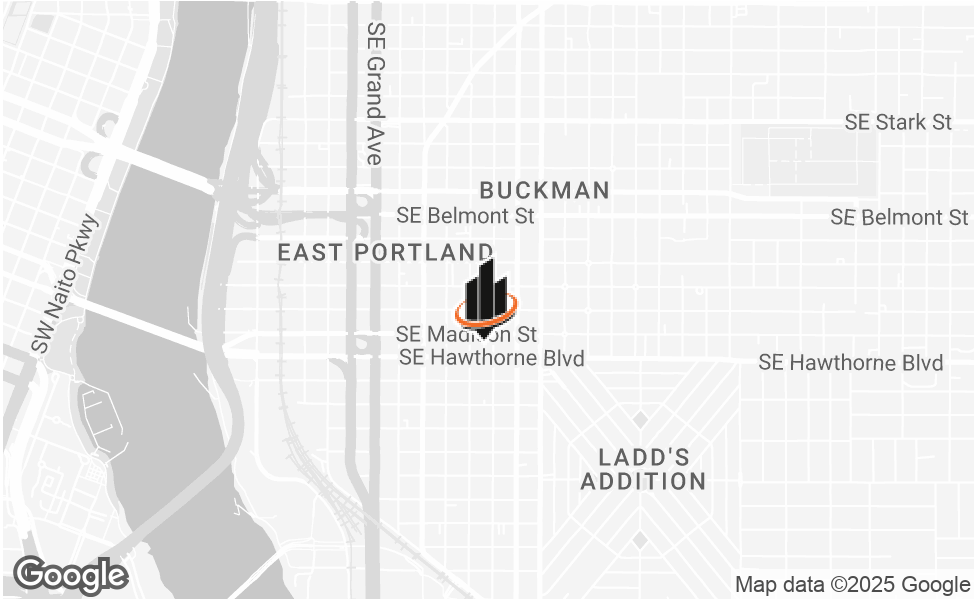
olesya.prokhorova@svn.com

OR #201226492

FOR SALE & FOR LEASE



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,744,770
LEASE RATE:	Call Broker for Rates
BUILDING SIZE:	9,183 SF
LOT SIZE PER PORTLAND MAPS:	9,583 SF
PRICE / SF:	\$190.00
YEAR BUILT:	1926
ZONING:	IG1
APN:	R176876

PROPERTY OVERVIEW

Multi-tenant Industrial building available For Sale and For Lease perfect for an owner user. Two tenant building has 6,519sf of vacant production space available for lease. Retail Sales and Service or Office are permitted per Chapter33.140 but the use is limited to no more than 3,000sf of retail space.

PROPERTY HIGHLIGHTS

- 4 Grade Doors in 923 SE Hawthorne
- General Industrial 1 (IG1) Zoning allowable uses include: manufacturing, warehouse and freight movement, wholesale sales, industrial services, etc. Retail Sales and Service &office is allowed but limited.
- SE Hawthorne Blvd & SE 11th Ave has 11,230 Vehicles per Day as per 2022
- SE Hawthorne Blvd & SE 8th Ave has 17,524 Vehicles per Day as per 2022

FOR LEASE SPACES

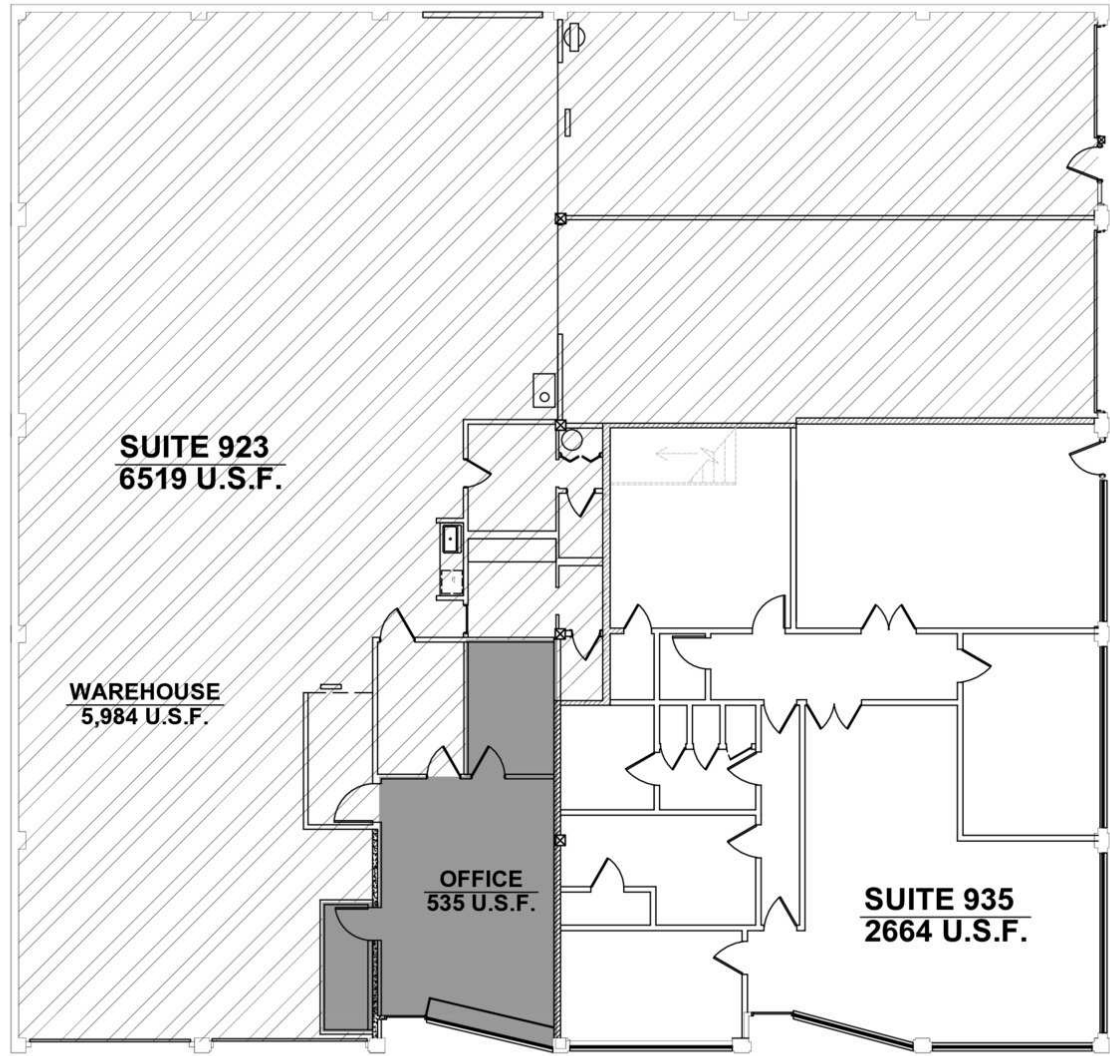


AVAILABLE SPACES

SUITE	SIZE (SF)	NNN	LEASE RATE	DESCRIPTION
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■ 923 SE Hawthorne	6,519 SF	\$0.48/sf	Call Broker for Rates	Available for lease. 600a 3p 240v. Space features floor drains, 2" gas, wet sprinkle system, 4 grade doors.
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ALL SHADED IS THE 923 SE HAWTHORNE SUITE - FLOOR PLAN



  **FLOOR PLAN**
SCALE: 3/32" = 1'-0"

330 SE MIA Blvd, Suite 350
Portland Oregon 97214
ph: 503 255 0249
fx: 503 546 5986
TOWNKING & ASSOCIATES

[TKA] space planning/commercial renovation/
interior design/dental/medical

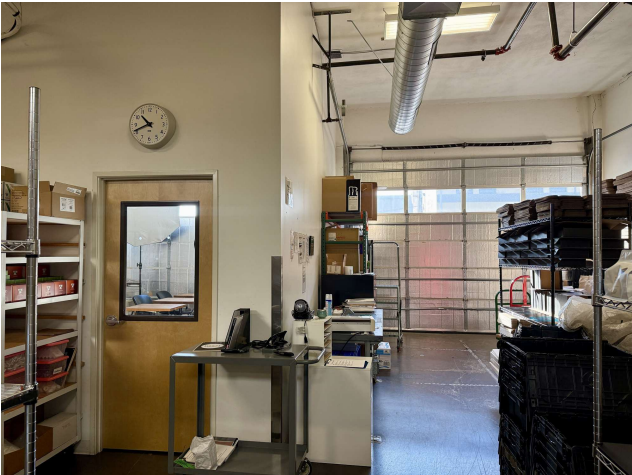
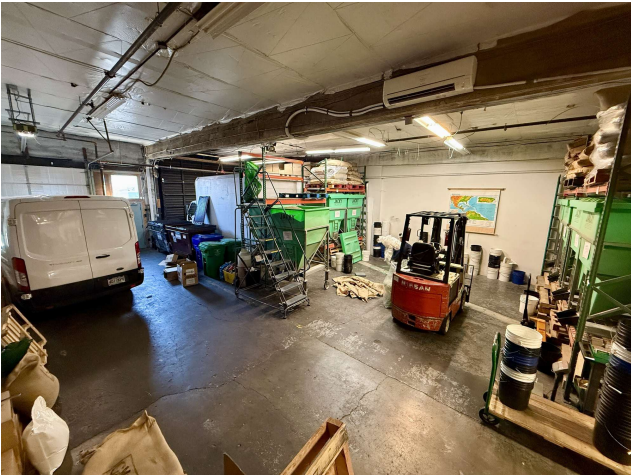
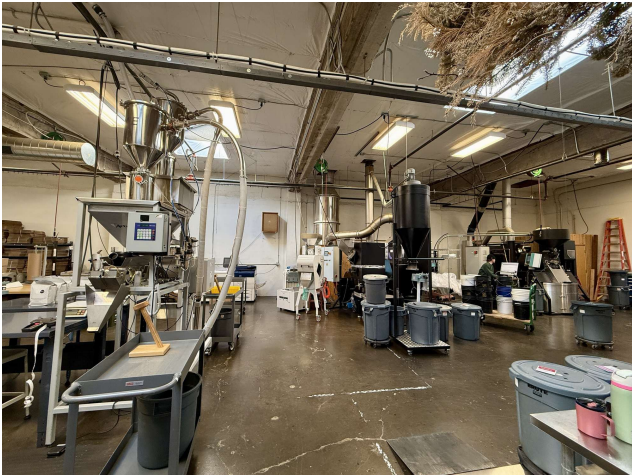
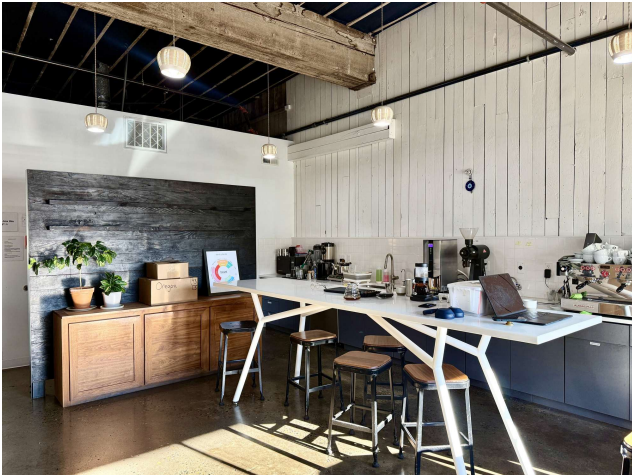
AS-BUILT PLAN FOR:

923 SE HAWTHORNE BLVD.
PORTLAND, OR 97214

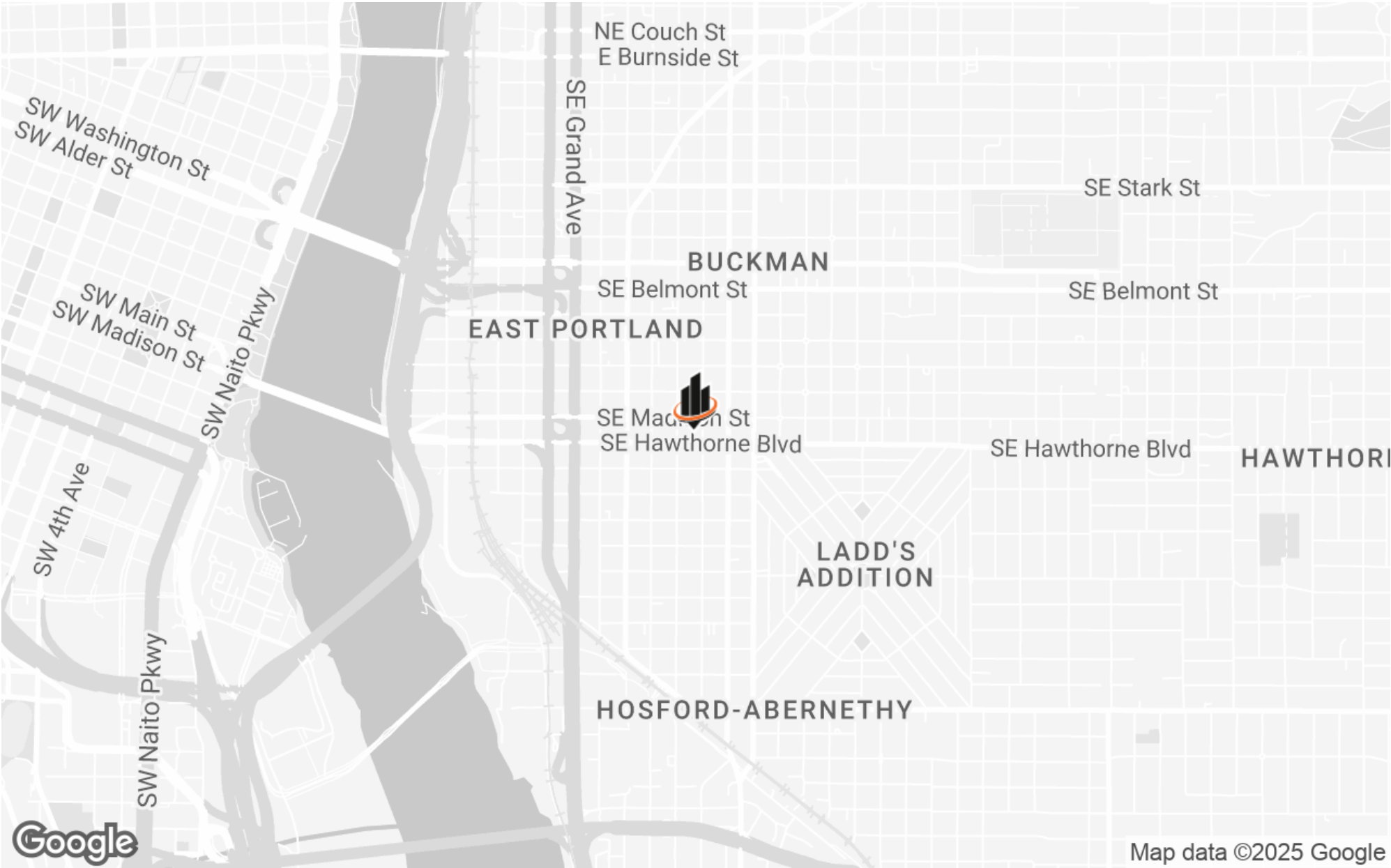
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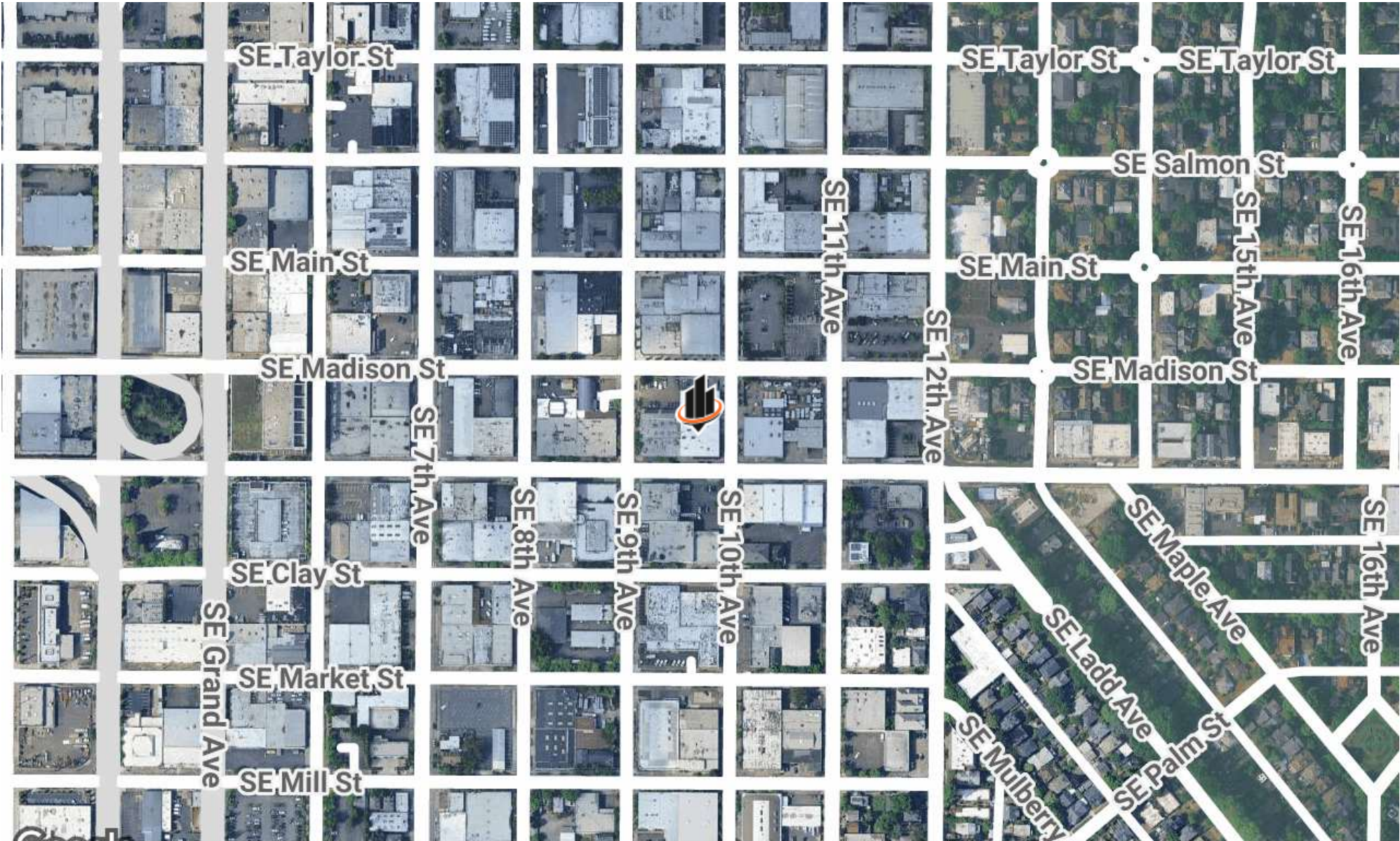
923 SE HAWTHORNE



REGIONAL MAP



LOCATION MAP



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