



For Sale

1003 SE 9th Avenue
Portland, OR 97214

Close-In Eastside

12,000 SF

Including 2,000 SF mezzanine space
and 10,000 SF first floor studio,
showroom, warehouse

- Located in Portland's Central Eastside
- 2 grade loads doors include a large double wide sliding door
- 7,000/sf fenced parking lot with parking for approximately 18 cars
- Great close-in location near mass transit and bike paths

\$3,600,000

Seller financing preferred



Accelerating success.

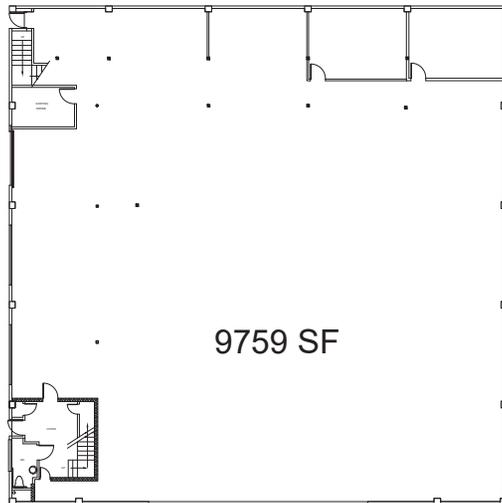
851 SW 6th Ave.
Suite 1600
Portland, OR 97204
Main: +1 503 223 3123
colliers.com

Scott MacLean

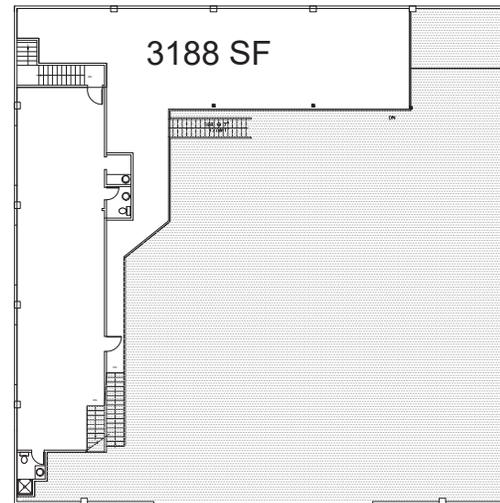
Senior Vice President | Portland
Industrial Properties
+1 503 542 5891
scott.maclean@colliers.com

Property Overview

Address	1003 SE 9th Avenue, Portland, OR 97214
Sale Rate	\$3,600,000
Property Details	The building is 12,000/SF of which 2,000/SF is second floor mezzanine office
Year Built	1962
Parking	7,000/sf fenced parking lot with parking for approximately 18 cars
Loading	2 grade loads doors include a large double wide sliding door
Zoning	IG1, General Industrial



GROUND FLOOR
EXISTING 12,947 SF



MEZZANINE

Zoning

- The property is zoned IG1 (General Industrial). The General Industrial zone provides areas where most industrial users may locate while other uses are restricted to prevent potential conflicts and to preserve land for industry. However, the city modified the zone in 2018 to allow for additional retail use as well as industrial or creative office uses.
- Central Eastside Overlay allows for creative uses.

Key Highlights

- Tall ceilings create a unique showroom/studio space
- 7,000 SF of fenced off-street parking
- Bow truss roof with few interior columns
- Excellent location just off SE Morrison Street
- Building offers abundant natural light

1003 SE 9th - Parking Overview



SE Belmont St.

SE 7th Ave

SE Yamhill St

SE Taylor St

SE 8th Ave

SE 9th Ave

7,000 SF FENCED
PARKING AREA

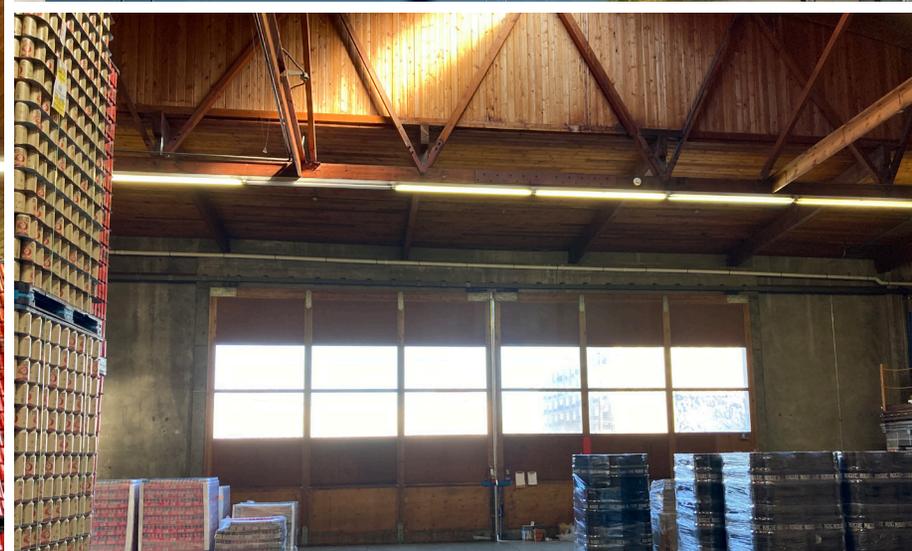
SITE

NORTH

Map Source: ESRI

1003 SE 9th features:

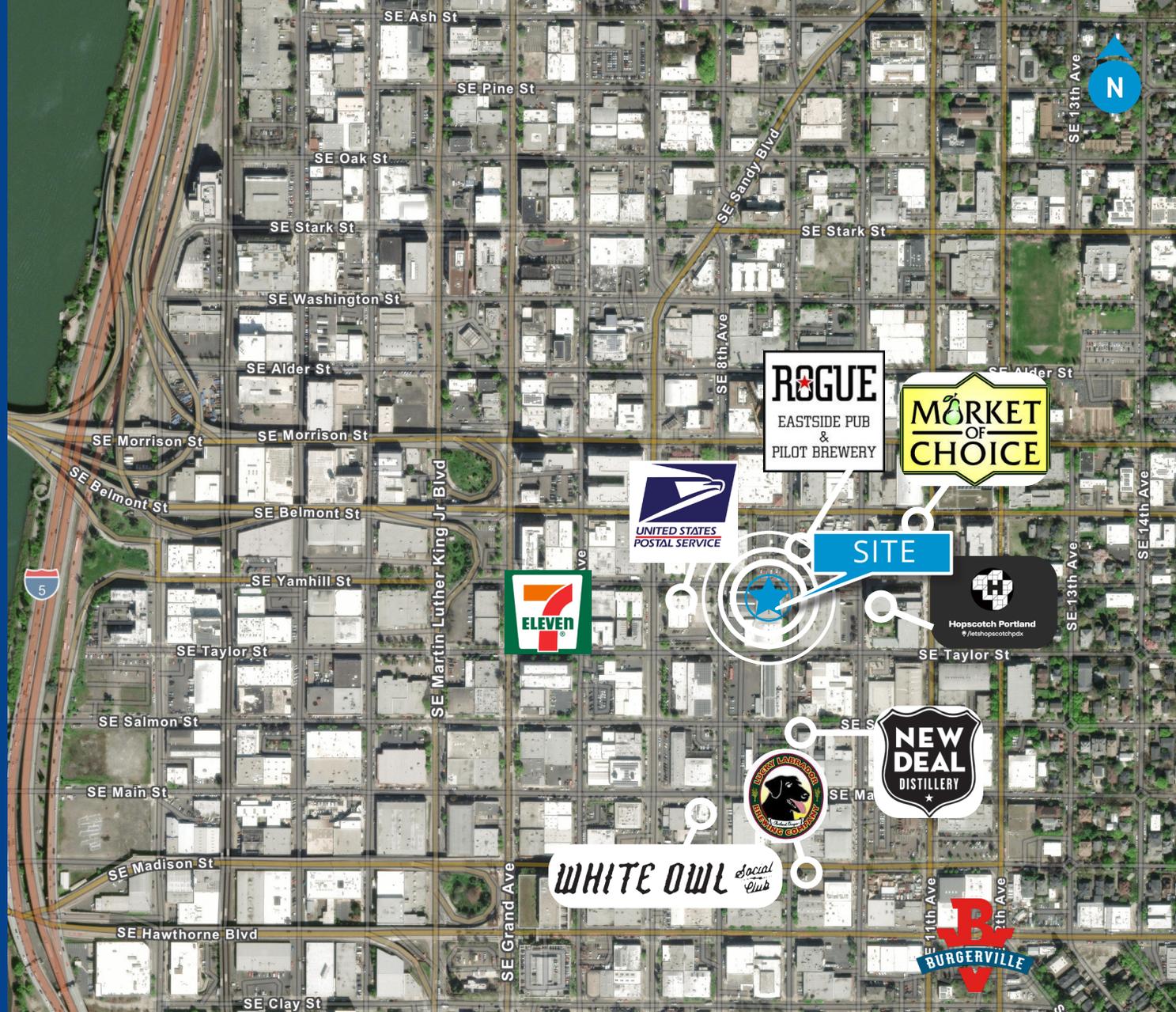
- 12,000 SF of which 2,000 SF is mezzanine office space and 10,000 SF of first floor studio, showroom, warehouse space
- 2 grade loads doors include a large double wide sliding door
- 7,000/sf fenced parking lot with parking for approximately 18 cars
- Great close-in location





851 SW 6th Ave.
 Suite 1600
 Portland, OR 97204
 Main: +1 503 223 3123
 colliers.com

Scott MacLean
 Senior Vice President | Portland
 Industrial Properties
 +1 503 542 5891
 scott.maclean@colliers.com



Map Source: ESRI

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025. All rights reserved.