

Central Eastside Industrial Space

3381 SE 20TH AVENUE, PORTLAND, OR 97202



FOR LEASE

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All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

FOR LEASE

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PROPERTY DESCRIPTION

Industrial space located in the highly desirable Central Eastside. The concrete tilt building is locally owned and managed.

PROPERTY HIGHLIGHTS

- Dock High Loading: 1
- Grade Level Door: 1
- Clear Height: 16'-18'
- Electrical: 3 Phase
- Off-street parking
- Located one block south of SE Powell Boulevard

OFFERING SUMMARY

Lease Rate:	\$6,600.00/month (\$1.10/SF) (NNN)
Estimated NNN's:	\$1,980.00 (\$0.33/SF)
Shell:	6,000 SF
Office:	500 SF



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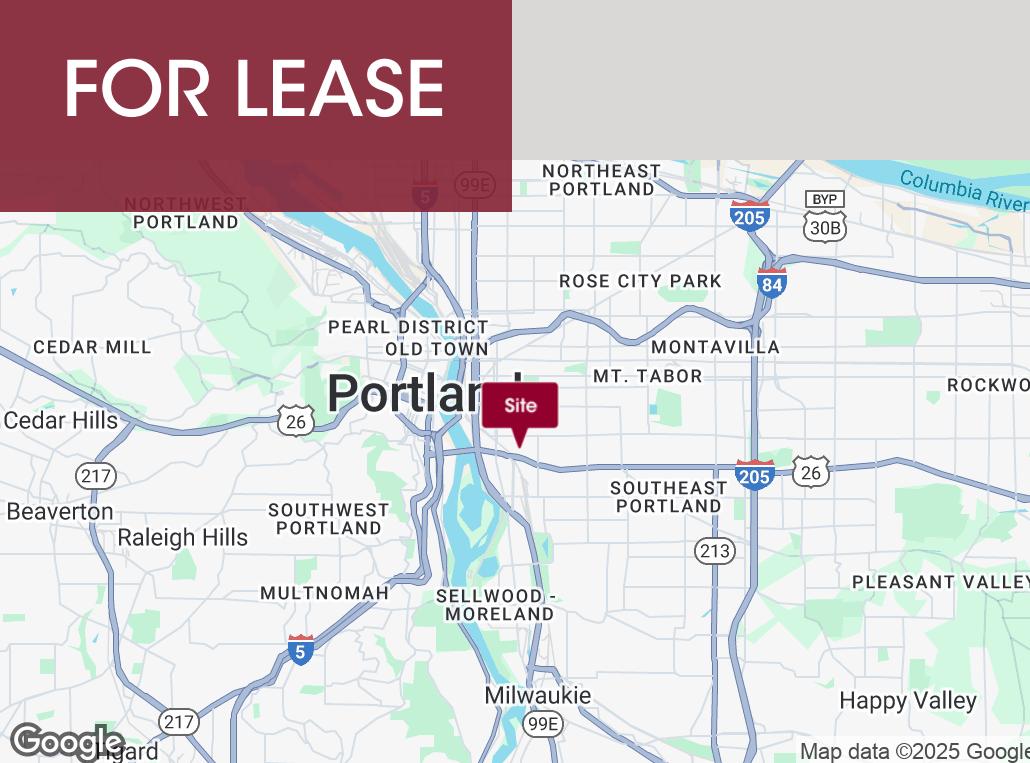
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LOCATION OVERVIEW

Located in the highly desirable Central Eastside Industrial District., one block south of SE Powell Boulevard on SE 20th Avenue. The property has easy access to major arterials and walking distance to restaurants and amenities.

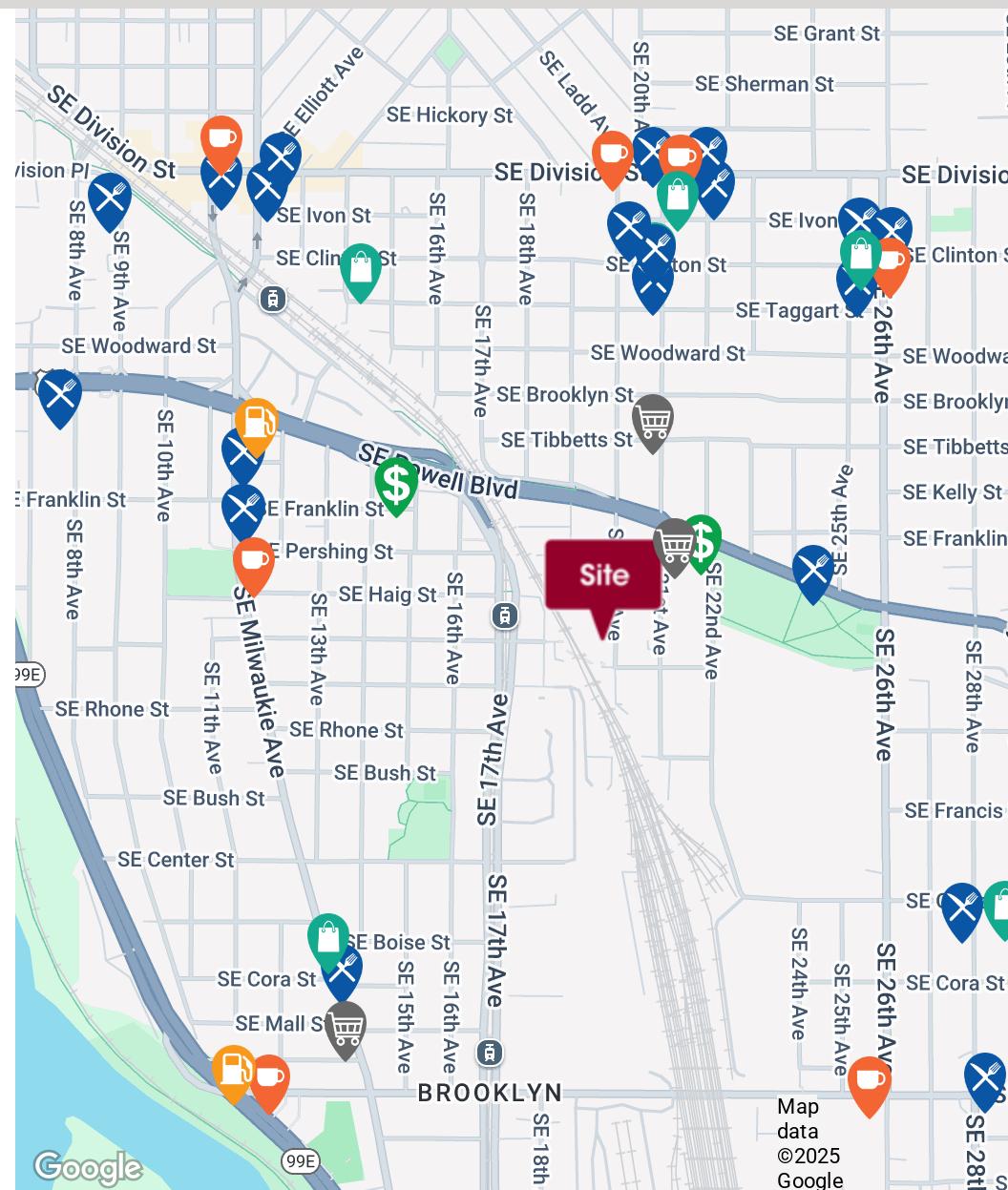
LOCATION

LOCATION	DISTANCE	TIME
99E	1.4 mi	4 min
I-5	2.5 mi	6 min
Portland City Center	3.0 mi	11 min
Portland International Airport	12.0 mi	25 min



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