

Industrial Building with Fenced Yard

81 NORTHEAST COLUMBIA BOULEVARD, PORTLAND, OR 97220

**FIRST YEAR
PROMOTIONAL
RENTAL RATE OF
\$0.75/SF/MTH**

**FOR SALE
& LEASE**

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

Joe Curran
503.616.0992
jcurran@macadamforbes.com
Licensed in OR & WA

Cameron Schwab
503.451.0745
schwab@kwcommercial.com
Licensed in OR

KW PORTLAND
PREMIERE
KELLERWILLIAMS REALTY

2 Centerpointe Drive, Suite 500 | Lake Oswego, OR 97035 | WWW.MACADAMFORBES.COM | 503.227.2500

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.

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81 Northeast Columbia Boulevard, Portland, OR 97220

PROPERTY DESCRIPTION

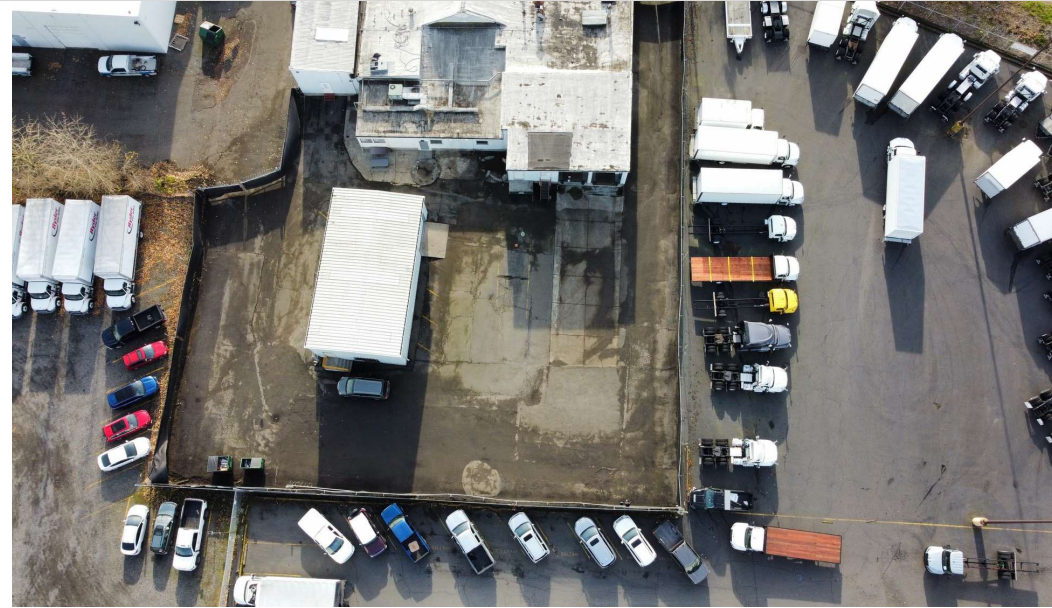
Industrial building with a rare combination of visibility on Columbia Boulevard and a fenced and paved yard.

PROPERTY HIGHLIGHTS

- Visibility on Columbia Boulevard.
- 15,000 SF of fenced and paved yard.
- HVAC conditioned warehouse.
- Heavy 3 phase power.
- Quick access to I-5 in North and South directions.
- 2 dock doors and 2 grade doors.

OFFERING SUMMARY

Sale Price:	\$3,055,600
Lease Rate:	First year promotional rental rate of \$0.75/SF/mth
Available SF:	15,778 SF
Building Size:	15,778 SF



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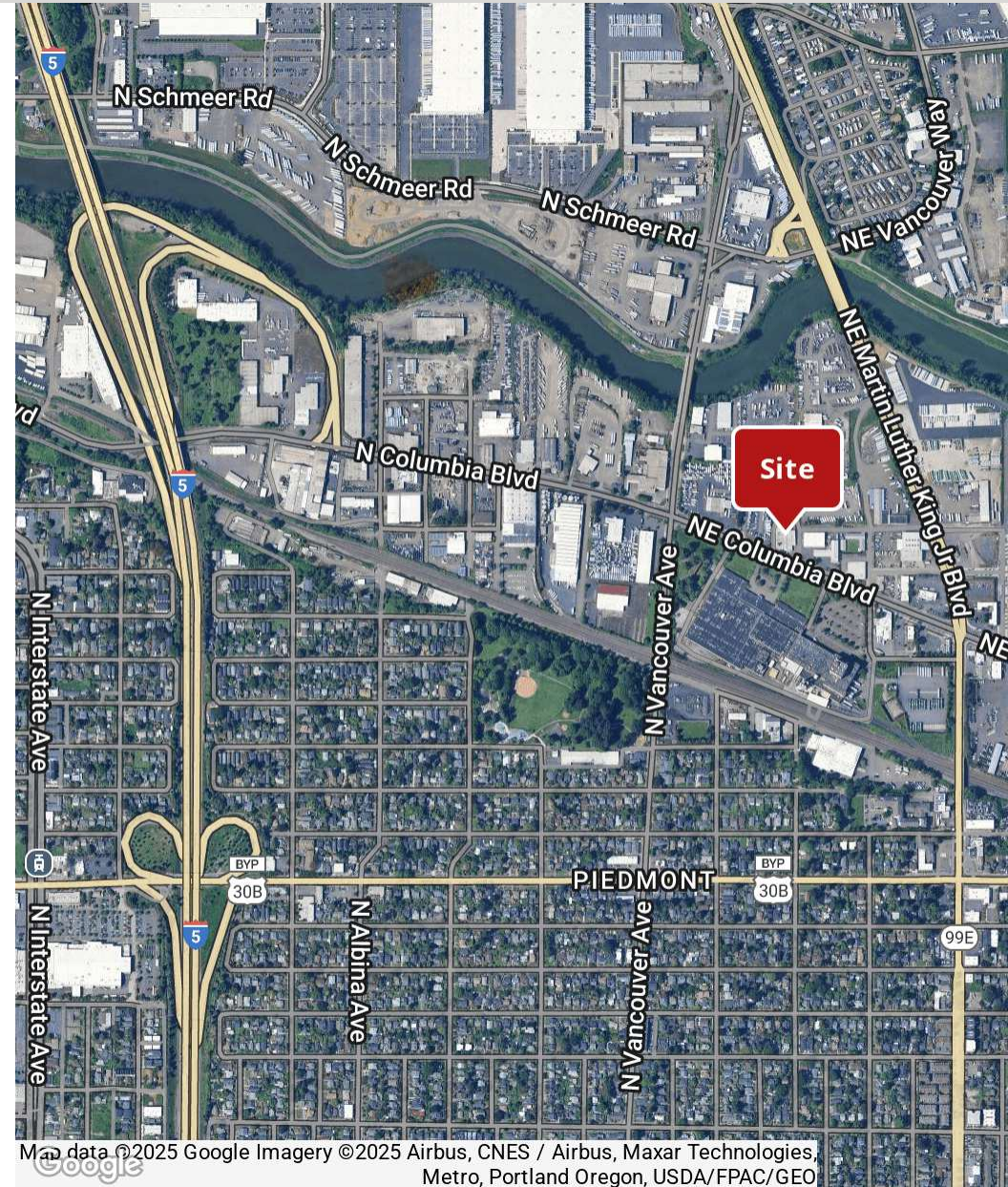
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LOCATION OVERVIEW

The property is off Columbia Boulevard near Airport Way in the Columbia Corridor, Portland's largest industrial area. It is between Portland International Airport and the Oregon-Washington Interstate Bridge/I-5 and is 10-15 minutes from both the Airport and Downtown Portland. Major users in the area include Amazon, FedEx, USPS, UPS, Ikea, Target, Cummins, Kehe Distributors, United Salad Co, Daimler Trucks, Georgia Pacific, and Johnstone Supply.



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