



FOR SALE



## 610 SE 6TH AVE

**Rare Close-In Industrial w/ Freezer & Cooler**  
± 5,250 SF | ± 0.20 AC (± 8,750 SF) | \$1,600,000

**610 SE 6th Ave, Portland, OR 97214**

- Ideal for Food & Beverage, Distribution or Specialty Uses
- Plug-and-Play Functionality w/ Updated Systems
- Secured Off-Street Parking Area
- Located minutes from Central Eastside Amenities & Labor Pool
- Excellent Access to I-5 & I-84

**BRODY COHEN, SIOR**

Senior Vice President | Licensed in OR & WA

**503-517-9878**

brody@capacitycommercial.com

**MIKE HALE, SIOR**

Principal | Licensed in OR & WA

**503-517-7129**

mikehale@capacitycommercial.com

**RYAN BOWERS**

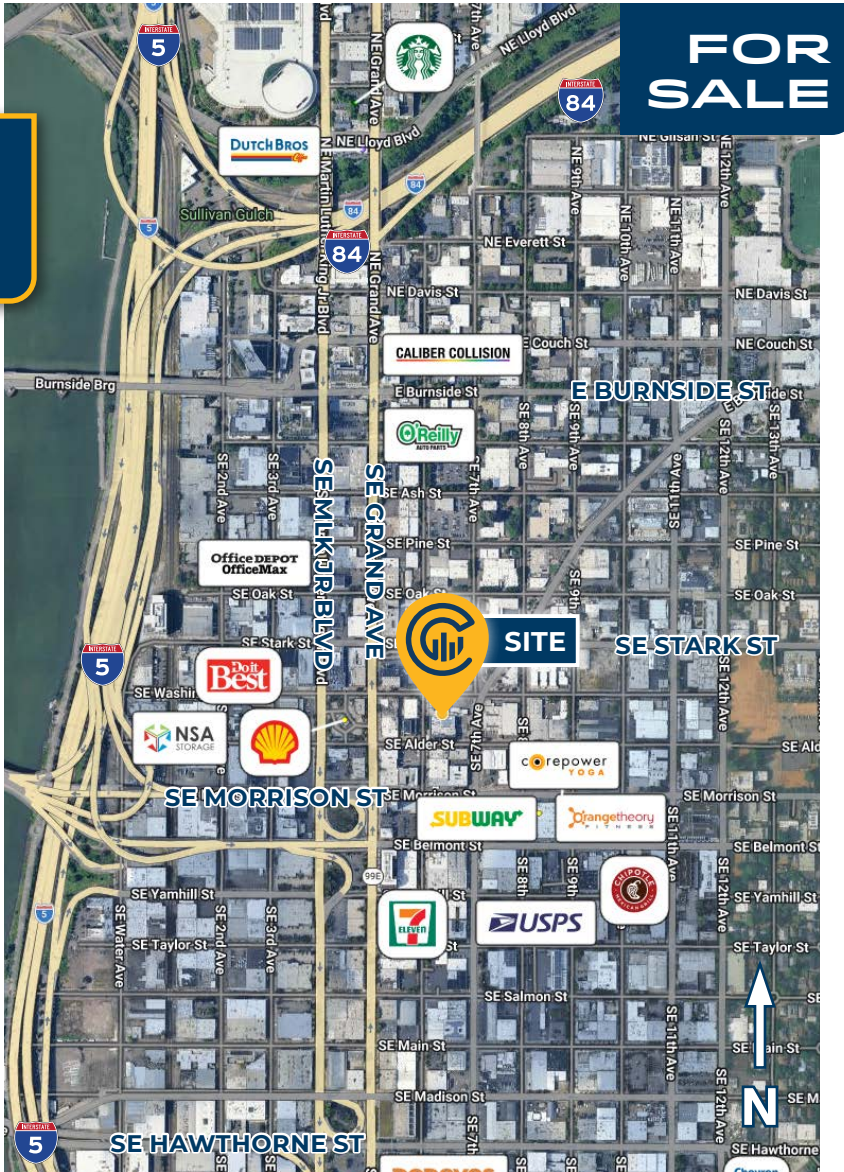
Senior Associate Broker | Licensed in OR & WA

**503-517-9874**

ryanbowers@capacitycommercial.com



# PROPERTY SUMMARY

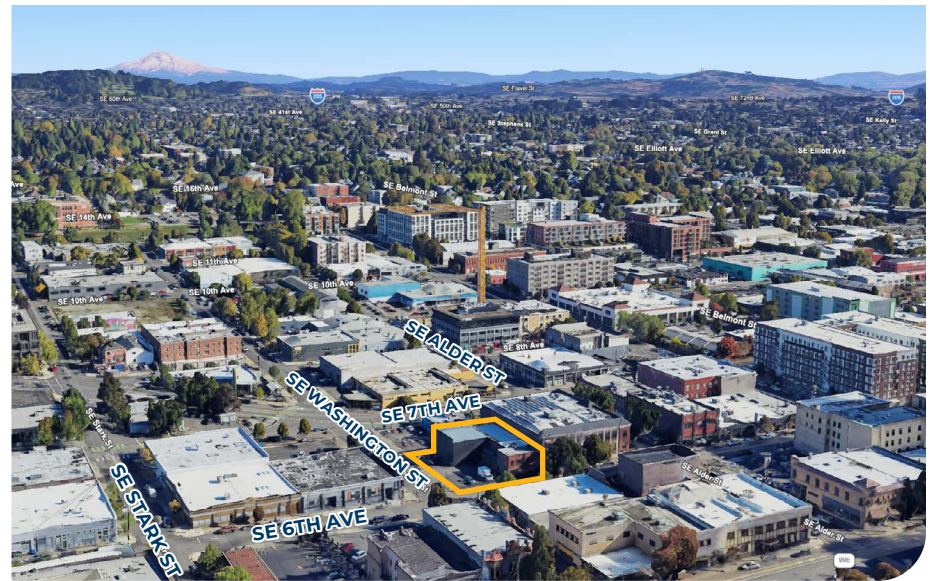


\*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2025 | Map data ©2025 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO

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### PROPERTY DETAILS

<b>Address</b>	610 SE 6th Ave Portland, OR 97214
<b>Building Size</b>	± 5,250 SF <ul style="list-style-type: none"> <li>• Office: ± 1,800 SF (Two-Story)</li> <li>• Cooler: ± 2,000 SF</li> <li>• Freezer: ± 750 SF</li> <li>• Dry Goods Mezzanine: ± 700 SF</li> </ul>
<b>Building Features</b>	<ul style="list-style-type: none"> <li>• Three (3) Docks w/ Levelers</li> <li>• Multiple Private Offices &amp; Kitchenette</li> <li>• 20' Clear Height in Cooler</li> <li>• Recently Updated Cooler Systems</li> <li>• LED Lights</li> </ul>
<b>Lot Size</b>	± 0.20 AC (± 8,750 SF)
<b>Zoning</b>	EX (Central Employment)
<b>Asking Price</b>	\$1,600,000



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