



# 1226 SW 16th Ave

## PORTLAND, OR 97205

FOR LEASE

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**MACADAM  
FORBES**  
COMMERCIAL REAL ESTATE SERVICES

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## PROPERTY DESCRIPTION

Functional warehouse space in a prime SW Close-In location, ideal for distribution, service, or light industrial users. The space features a high-clearance warehouse, grade-level loading, and open floor plan for flexible operations. Convenient on-site parking and excellent access to I-405, I-5, and downtown Portland provide exceptional connectivity to the broader metro area.

## PROPERTY HIGHLIGHTS

- Versatile zoning
- Favorable clear height 16'
- Contains functional office space

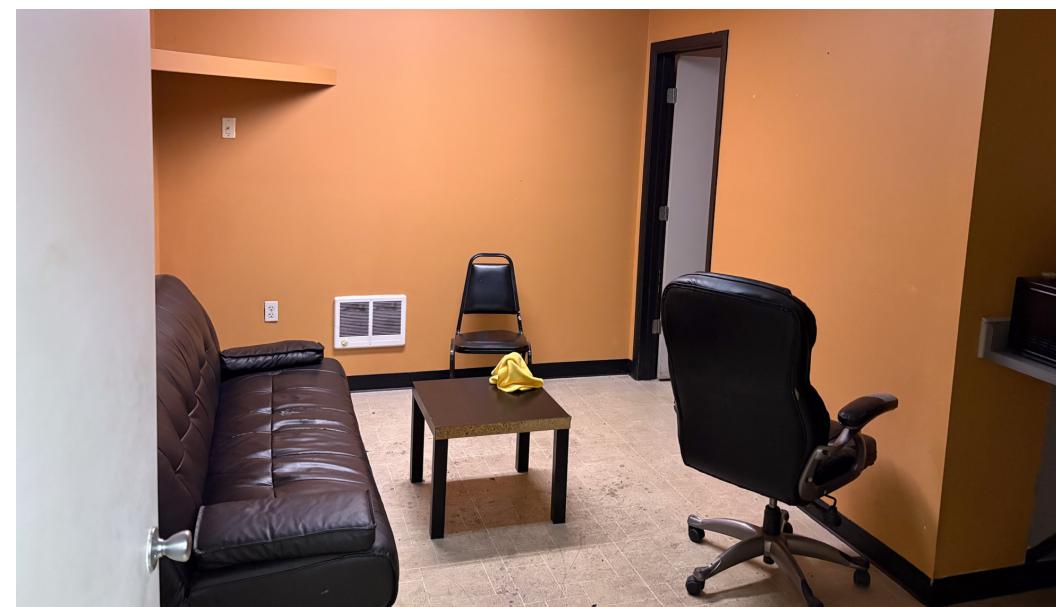
## OFFERING SUMMARY

Lease Rate:

Contact Brokers

Available SF:

6,300 SF



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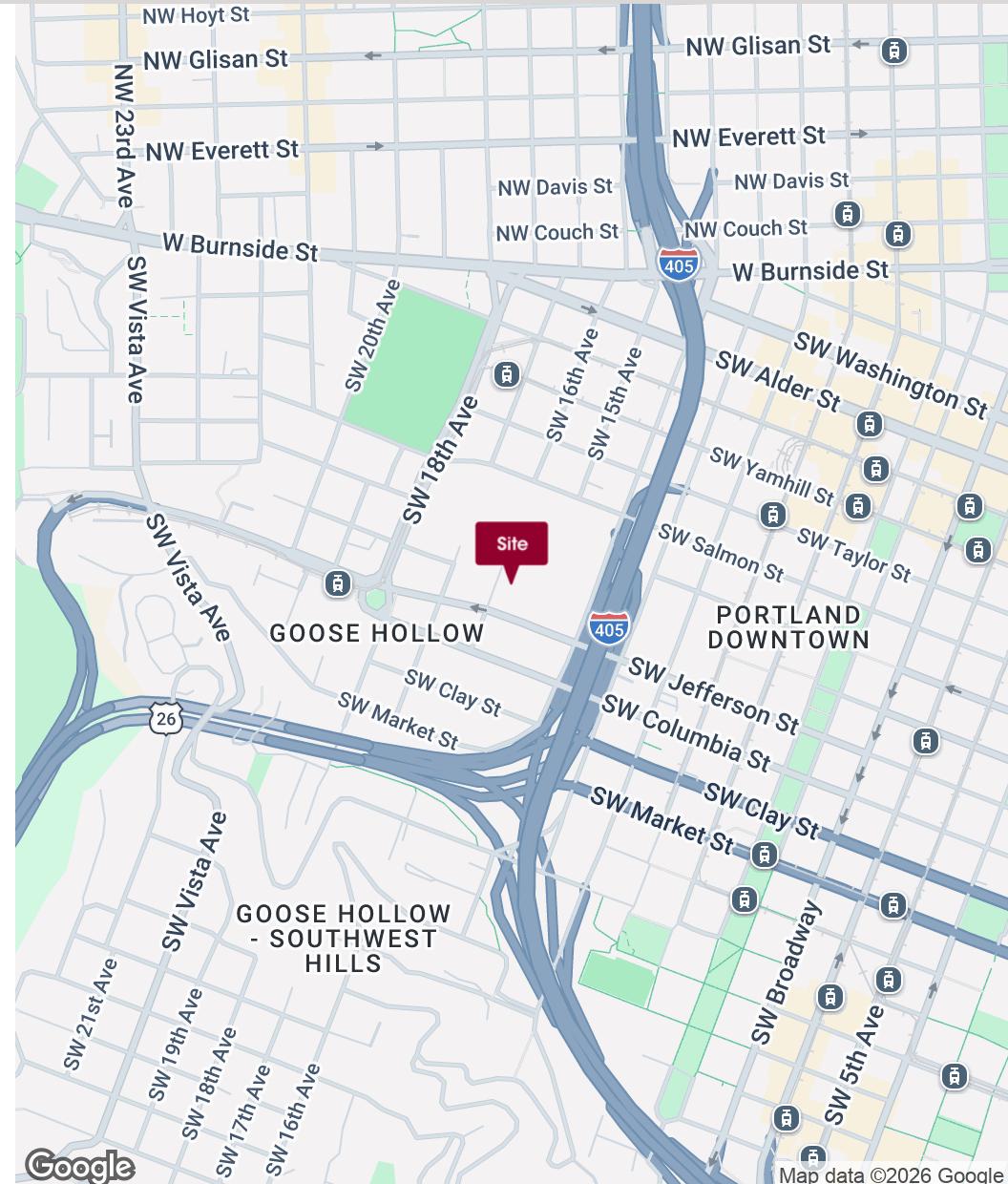


## LOCATION OVERVIEW

Located in Portland's highly sought-after SW Close-In industrial submarket, the property offers exceptional proximity to Downtown Portland, I-405, and major arterial routes. This central location provides quick access to all core submarkets, bridges, and transportation corridors, making it ideal for last-mile distribution, service operations, or light industrial users.

Surrounded by a mix of commercial, flex, and industrial uses, the site benefits from excellent visibility, transit access, and workforce proximity.

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