



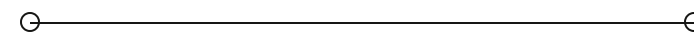
FOR SALE BROCHURE

FOR SALE OFFERING MEMORANDUM

Logistics Cross Dock Warehouse w/ Yard

9620 NE COLFAX

Portland, OR 97220



PRESENTED BY:

JIM WIERSON II

O: 503.969.9596

jim.wierson@svn.com

OR #201217195

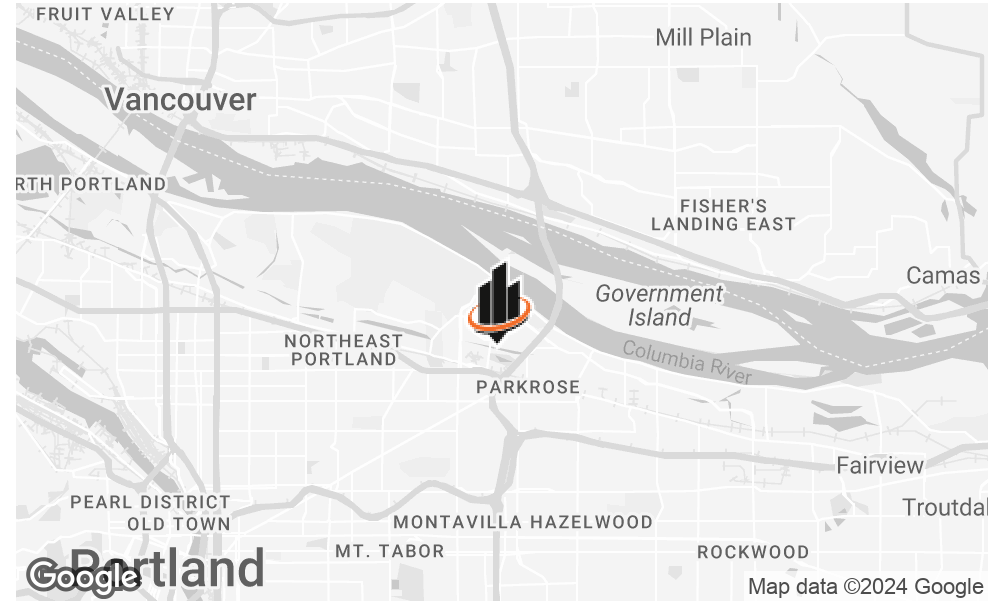
OLESYA PROKHOROVA

O: 503.459.4347

olesya.prokhorova@svn.com

OR #201226492

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$4,495,000
SHELL / OFFICE LEASE RATE:	\$0.85 / \$1.25 (NNN)
EXCESS YARD LEASE RATE:	\$0.25 / SF
BUILDING SIZE:	12,780 SF
OFFICE SF:	2,960 SF
LOT SIZE:	2.01 Acres
YEAR BUILT:	1982
ZONING:	IG2
POWER:	120-208v. 325a. 3PH

PROPERTY OVERVIEW

9620 NE Colfax is a VACANT single tenant warehouse situated in a strategic location providing easy access to I-205 and I-84, as well as the Portland International Airport. Perfect location for warehousing, distribution, construction, landscaping, or other contractors needing laydown yard. Sale Price Includes approx. 51,000 SF Excess Yard

PROPERTY HIGHLIGHTS

- ****PROPERTY IS CURRENTLY VACANT****
- Concrete Tilt Construction / 17' Clear Height in Warehouse
- The available space includes:
 - 1 Grade Door,
 - 3 loading dock with leveler, plus 1 recessed dock with leveler.
 - 3 Gated Entrances to Secure Yard
 - Industrial Floor Scale

SALE PRICE AND PROFORMA



		\$/SF	Price
Shell Sf	12,780	\$ 252	\$ 3,220,560
Office SF	2,960		
Total Land SF	87,556		
Assumed Site coverage	35%		
Yard	51,000	\$ 25	\$ 1,275,000

Asking Price \$ 4,495,560

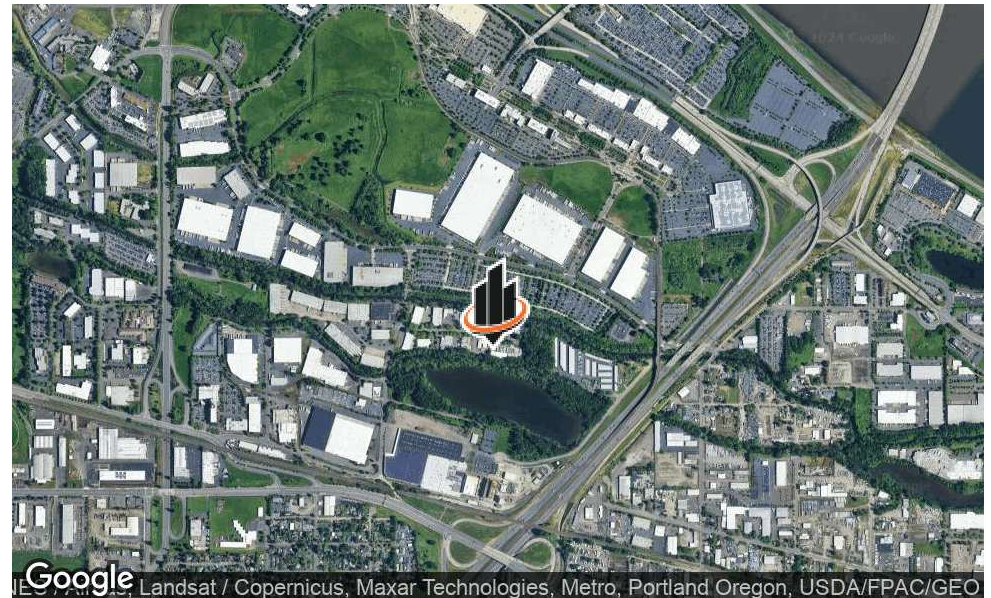
Proforma Shell Rent	\$ 0.85
Proforma Office Rent	\$ 1.25
Proforma Yard Rent	\$ 0.25

Gross Income \$ 327,756

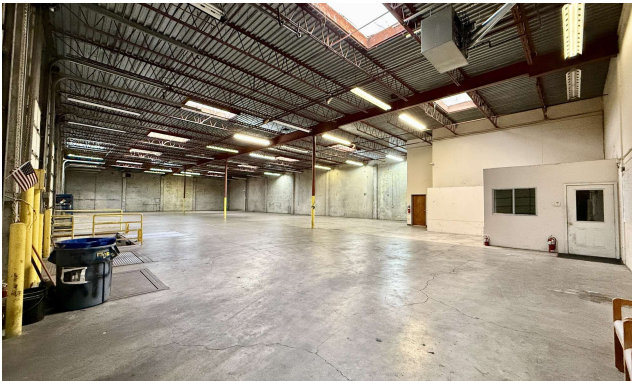
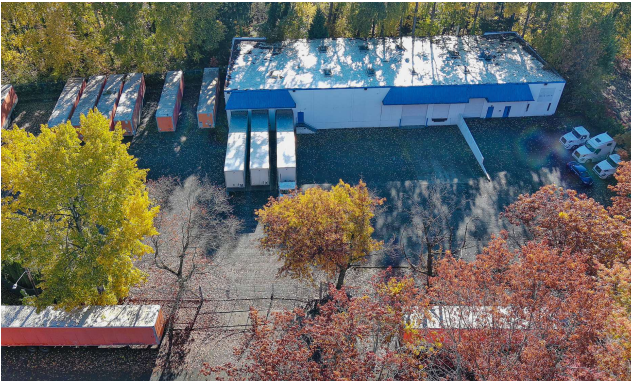
Vacancy / Reserves (5%, 2%) 7.0%

Proforma Cap

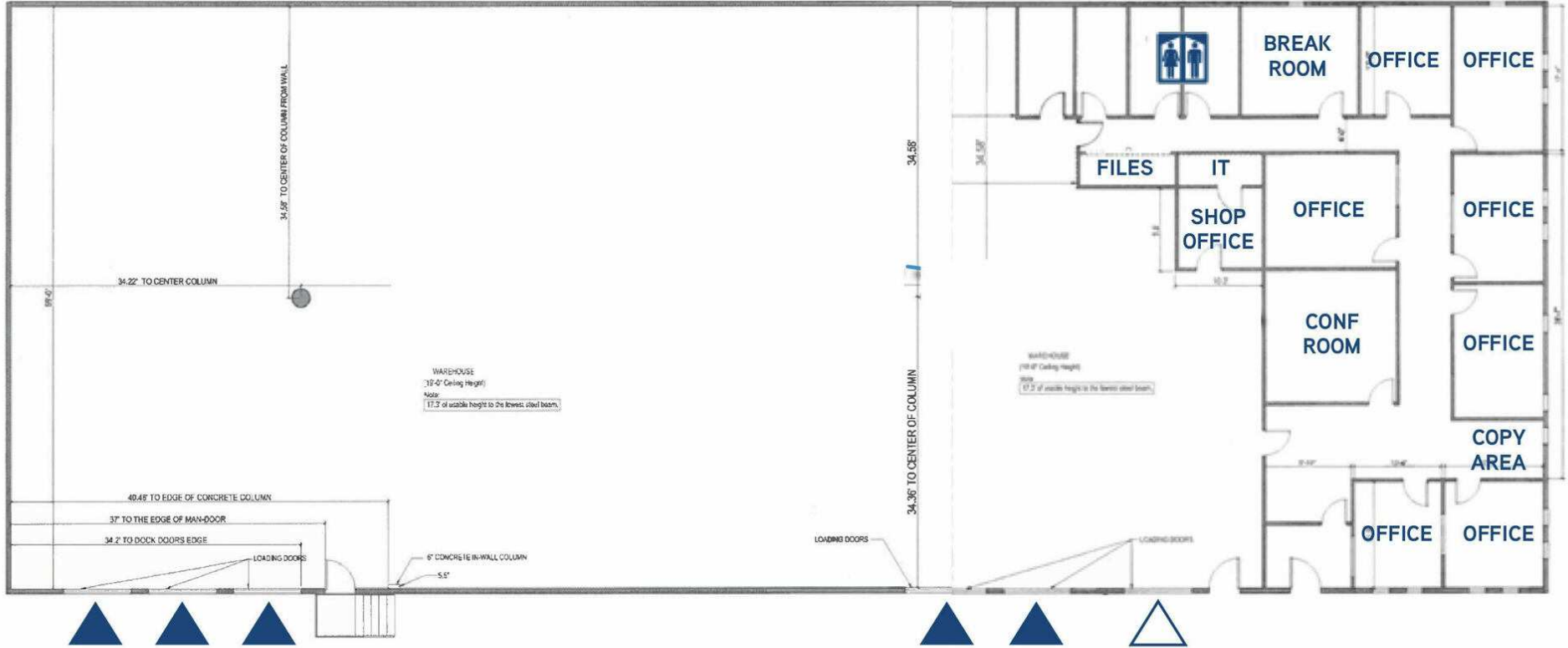
NOI \$ 304,813	6.78%
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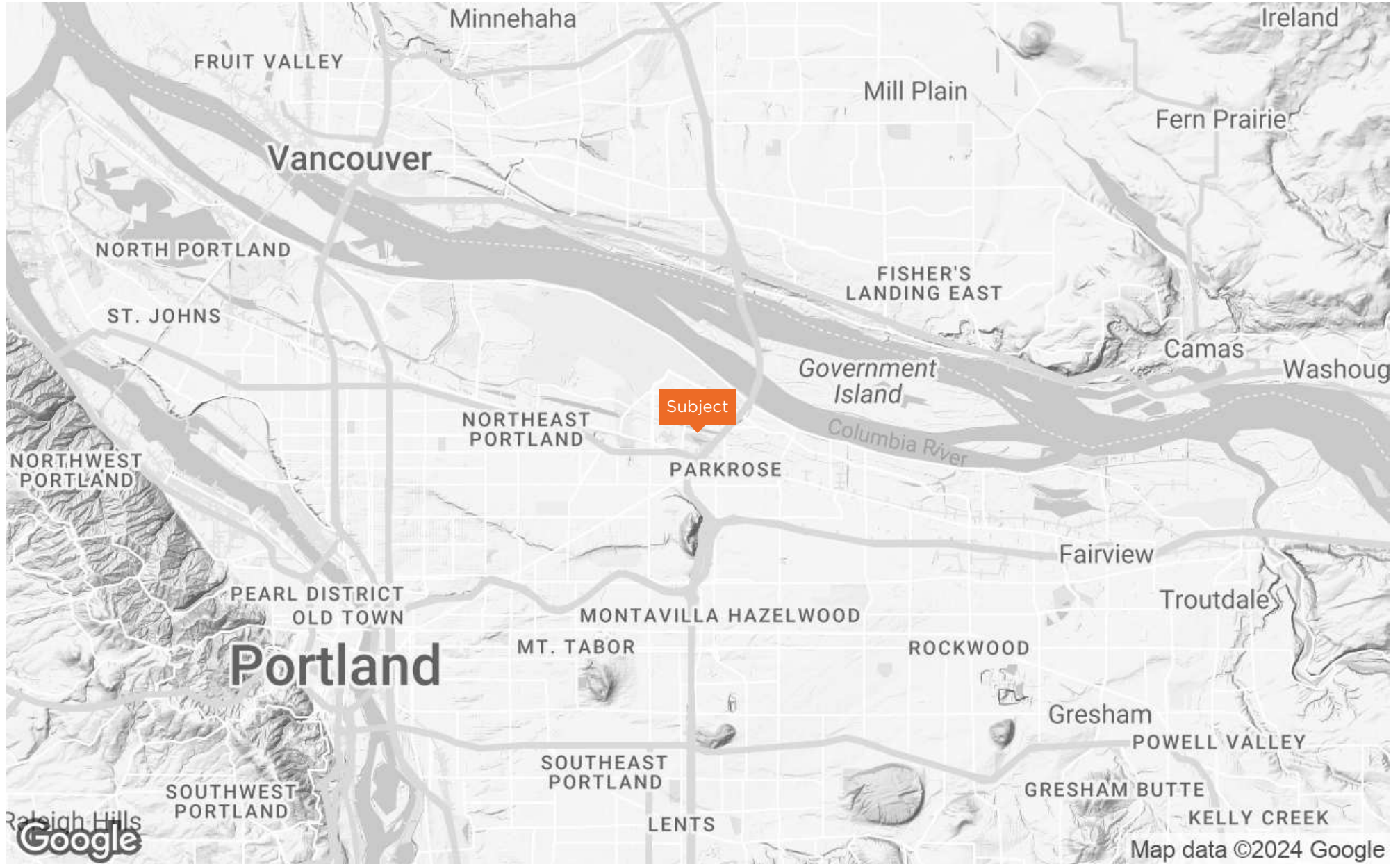
ADDITIONAL PHOTOS



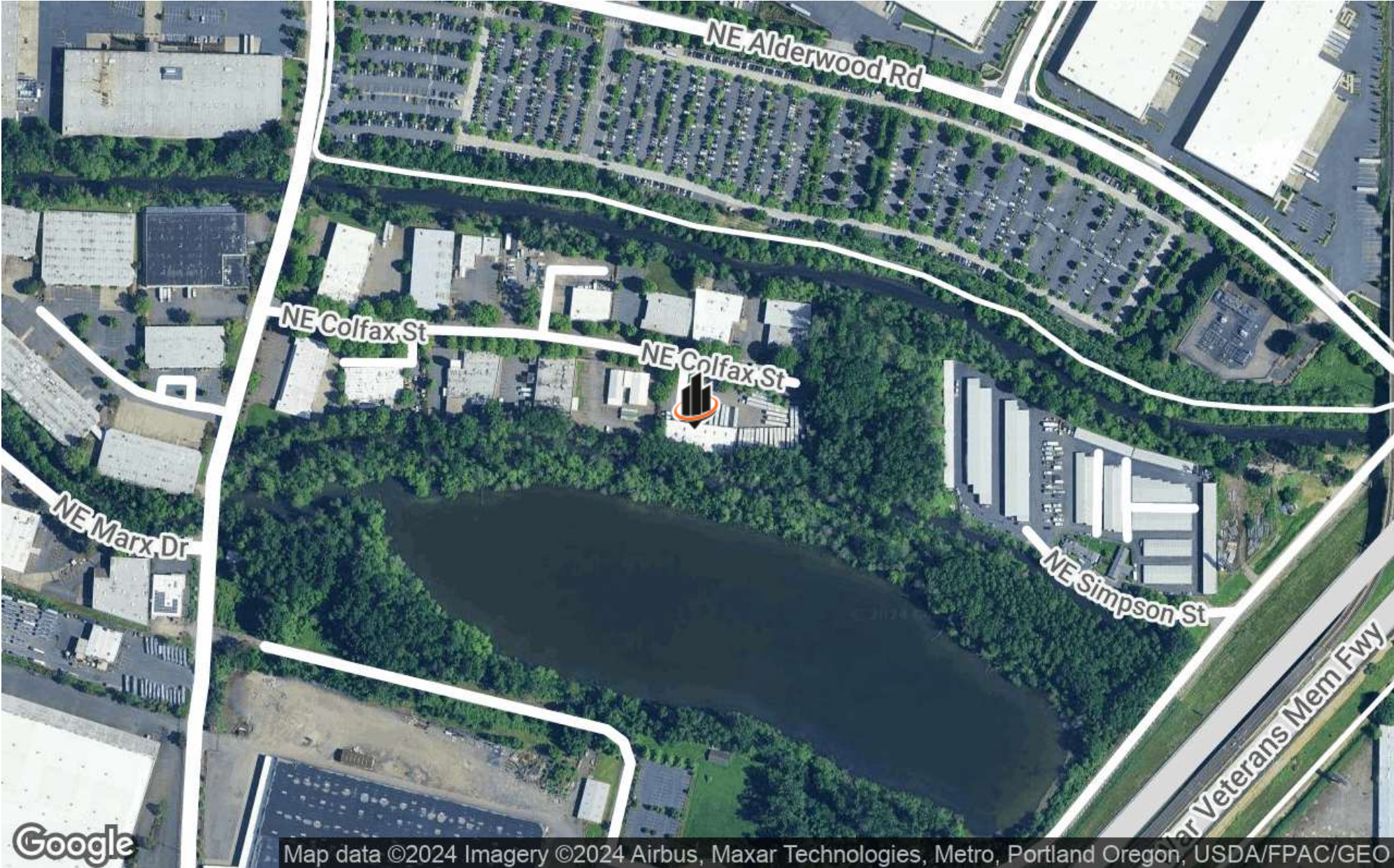
FLOOR PLAN



REGIONAL MAP



LOCATION MAP



Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies, Metro, Portland Oregon, USDA/FPAC/GEO

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

PRESENTED BY:

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Jim Wierson II

O: 503.969.9596

jim.wierson@svn.com

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