



FOR SALE



THE FERGUSON BUILDING

2776 SE 8th Ave, Portland, OR 97202

± 12,000 SF Industrial Building with ± 11,815 SF Fenced, Paved Yard | **Sale Price: \$3,150,000**

Available Industrial Space:

- Located in Portland's Close-in Eastside just off Powell Blvd
- ± 2,200 SF Office Space
- Situated on a 0.55 Acre Lot
- Excellent Proximity to Powell Blvd and Downtown Portland

DON OSSEY, SIOR

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PROPERTY SUMMARY



PROPERTY DETAILS

| | |
|----------------|-------------------------------------|
| Address | 2776 SE 8th Ave, Portland, OR 97202 |
| Warehouse SF | ± 12,000 SF |
| Office SF | ± 2,200 SF |
| Lot Size | 0.55 Acres (23,815 SF) |
| Yard | 11,815 SF Fenced, Paved Yard |
| Year Built | 1957 |
| Dock Loading | Two (2) Dock Doors |
| Clear Height | 14' |
| Column Spacing | 20' x 50' |
| Power | 600 Amp, 240 Volt, 3 Phase |
| Lighting | LED |
| Zoning | IG1 |
| Sale Price | \$3,150,000 |

Location Features

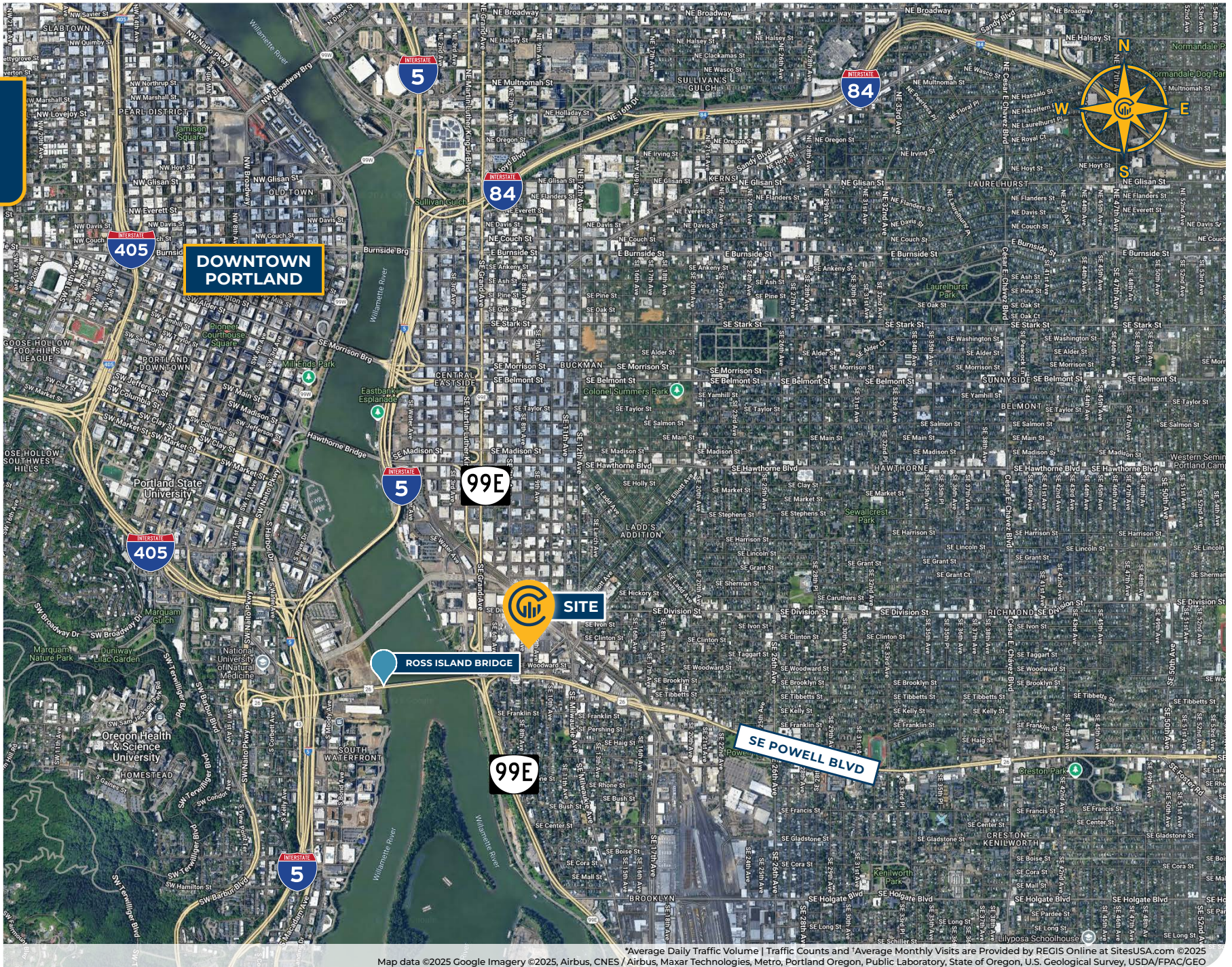
- Central Location Near the East End of the Ross Island Bridge
- Minutes to Downtown Portland
- Easy access to Hwy 99 and I-5 via SE Powell Blvd

Nearby Highlights

- Aladdin Theater
- Artist & Craftsman Supply
- Burgerville
- Dutch Bros Coffee
- Edelweiss Sausage & Delicatessen
- Hopworks Brewery
- Hotcake house
- McDonald's
- New Seasons Market
- People's Food Co-op
- Portland Juice Co
- Rose City Coffee Company
- Teutonic Wine Company
- Yama Sushi

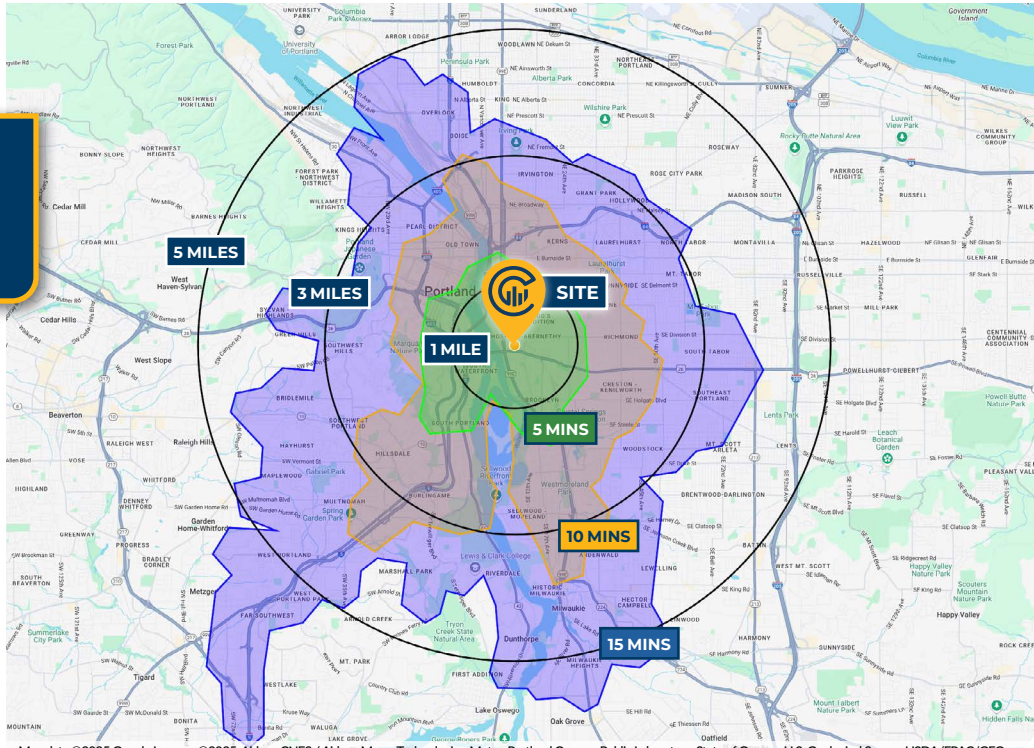


LOCAL AERIAL MAP





DRIVE TIMES & DEMOGRAPHICS



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| AREA DEMOGRAPHICS | | | |
|---------------------------------------|-----------|-----------|-----------|
| Population | 1 Mile | 3 Mile | 5 Mile |
| 2025 Estimated Population | 21,258 | 228,379 | 477,090 |
| 2030 Projected Population | 22,104 | 226,901 | 470,773 |
| 2020 Census Population | 19,286 | 214,862 | 472,348 |
| 2010 Census Population | 15,320 | 180,184 | 416,912 |
| Projected Annual Growth 2025 to 2030 | 0.8% | -0.1% | -0.3% |
| Historical Annual Growth 2010 to 2025 | 2.6% | 1.8% | 1.0% |
| Households & Income | | | |
| 2025 Estimated Households | 11,693 | 115,970 | 223,474 |
| 2025 Est. Average HH Income | \$135,342 | \$137,056 | \$141,838 |
| 2025 Est. Median HH Income | \$105,367 | \$101,050 | \$105,809 |
| 2025 Est. Per Capita Income | \$74,832 | \$69,972 | \$66,729 |
| Businesses | | | |
| 2025 Est. Total Businesses | 2,663 | 24,090 | 38,469 |
| 2025 Est. Total Employees | 20,674 | 213,239 | 308,855 |

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 05/2025, TIGER Geography - RS1

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