

# Gango Editions

2187 NW REED ST, PORTLAND, OR 97210

**PRICE REDUCED AGAIN!**

**FOR SALE**

**MACADAM  
FORBES**  
COMMERCIAL REAL ESTATE SERVICES

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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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## PROPERTY DESCRIPTION

Unlock the potential of this prime industrial/flex owner/user building in the heart of the Guilds Lake industrial market. Encompassing 18,751 SF, the building, originally constructed in 1949 and substantially renovated in 2016 presents an exceptional opportunity for an owner/user seeking flexibility and value. The IG1 zoning ensures compatibility with a spectrum of industrial and flex space applications, allowing for diverse and lucrative utilization. With its modern amenities, off street parking, and dock high loading, this property is poised to accommodate a wide array of business ventures, marking it as an enticing prospect for companies seeking to own their own building.

## OFFERING SUMMARY

Sale Price:	\$4,250,000
Lot Size:	39,974 SF
Building Size:	18,751 SF
Office:	4,500 SF
Clear Height:	14'
2024 Taxes:	\$40,000

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	273	1,403	11,925
Total Population	352	1,993	17,145
Average HH Income	\$98,305	\$106,489	\$105,891



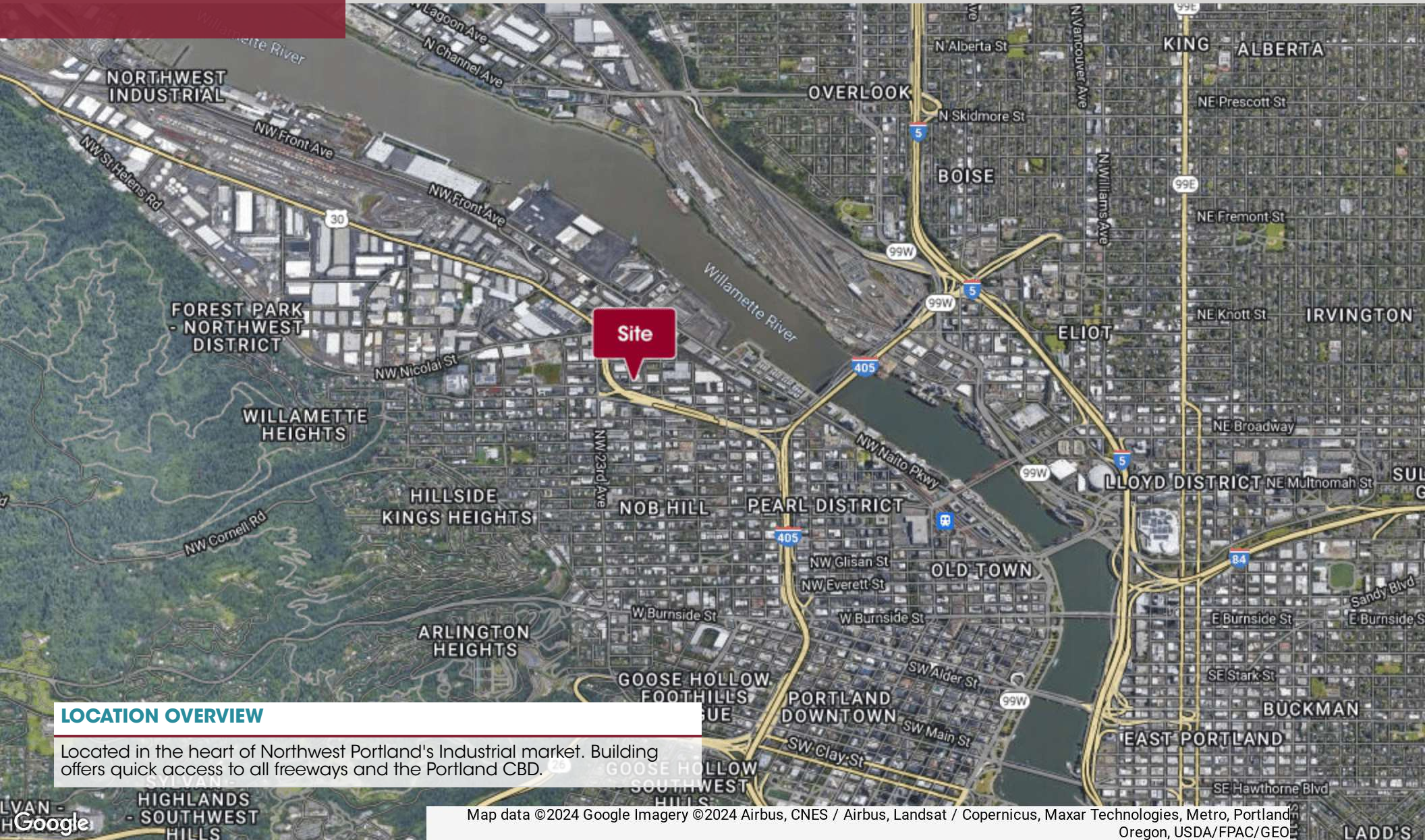
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## LOCATION OVERVIEW

Located in the heart of Northwest Portland's Industrial market. Building offers quick access to all freeways and the Portland CBD.

Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, Metro, Portland Oregon, USDA/FPAC/GE



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