

For Sale ± 31,180 SF Warehouse Opportunity

2221 N Albina Ave / 2267 N Interstate Ave / 2201 N Lewis Ave
Portland, OR 97227



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Highlights

Hard to find 31,180 SF warehouse in Portland's close-in market with \pm 21,180 SF available for immediate occupancy, along with additional income from existing tenants. Prime location at N Interstate Ave, N Albina Ave & N Lewis Ave.



Asking price \$4,250,000 (\$136/SF)



Total building size \pm 31,180 SF (2 contiguous buildings)



Total land size \pm 32,797 SF / \pm 0.75 AC (4 parcels)



Available industrial space \pm 21,180 SF



5 dock doors & 3 grade level doors



IG1 - General Industrial 1 zoning



Located in an Opportunity Zone & Enterprise Zone



Interstate Corridor Urban Renewal Area



On-site parking stalls with ample street parking



Convenient close-in eastside location



Excellent public transportation access with the TriMet MAX and bus lines just steps away



WAREHOUSE

The property features ± 21,180 SF of contiguous warehouse space, complete with three convenient drive-in grade-level doors—a highly sought-after building feature, offering convenience and efficiency.

2201 N LEWIS AVE



± 11,180 SF of warehouse & mezzanine space with courtyard area/yard space access



± 16' - 22' clear height



± 25' column spacing

2221 N ALBINA AVE



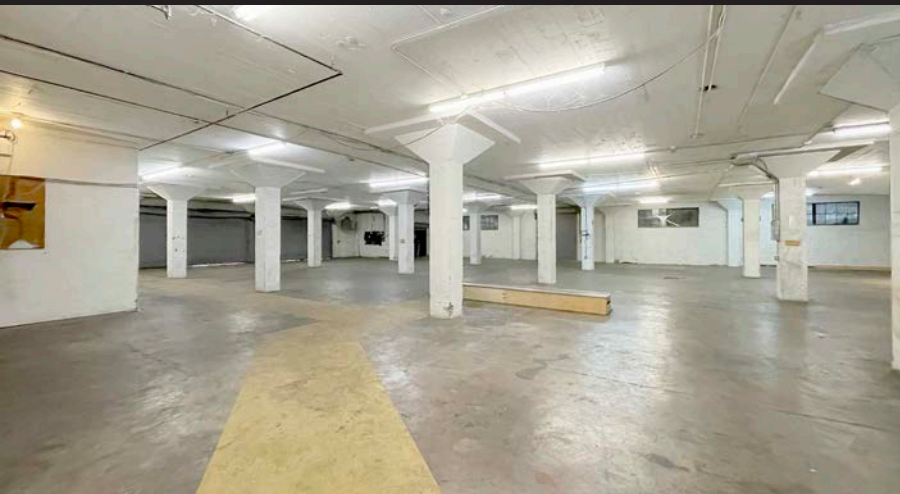
± 10,000 SF of open warehouse space, freight elevator and offices



± 11' clear height

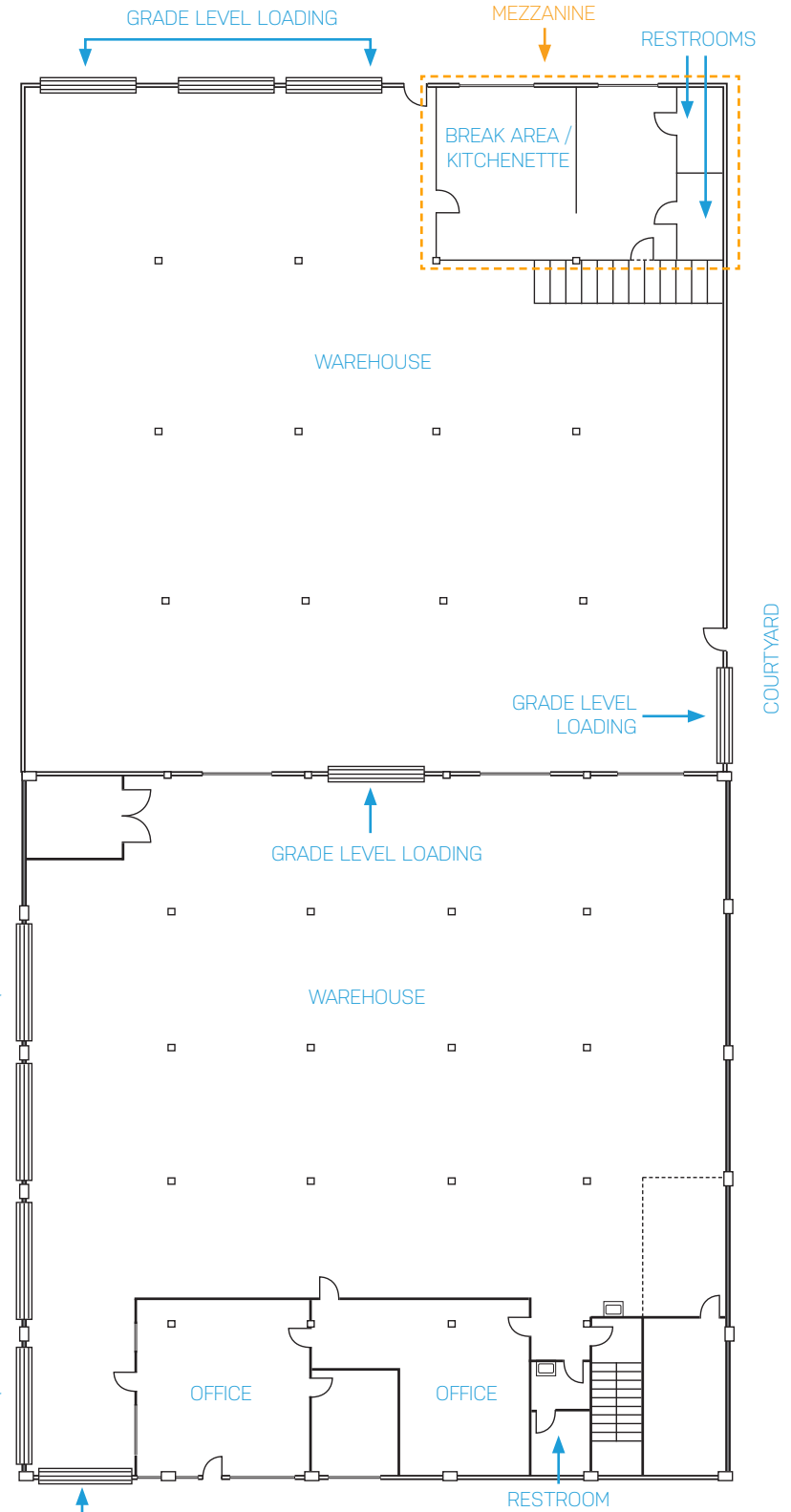


± 18' column spacing



2201 N LEWIS AVE
± 11,180 SF

2221 N ALBINA AVE
± 10,000 SF



Floor plan subject to change and may not reflect current build-out

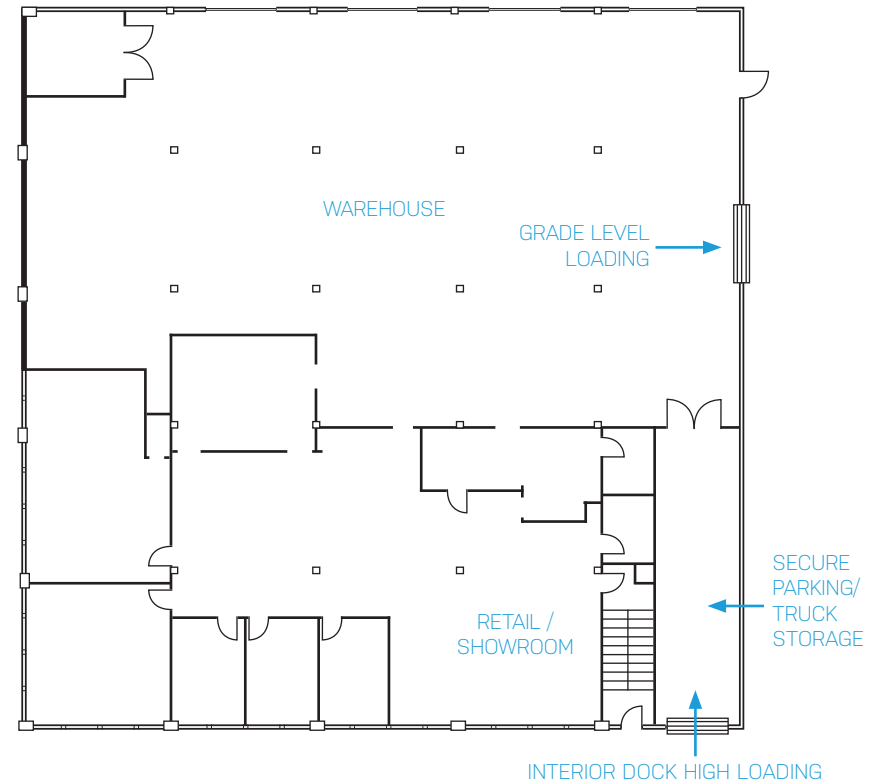
WAREHOUSE / PRODUCTION / SHOWROOM

The main ±10,000 SF level of 2267 N Interstate Ave is 100% leased to Findlay Hats. The space is utilized as retail showroom, warehouse, design and production.

"Hats Built For Good Times

Over a decade of working hard every day to build the best company we can. We started with just 2 of us in a living room and now have a community of over 100,000 strong. Thank you for being part of this journey with us, we hope you find a hat you love."

2267 N INTERSTATE
±10,000 SF



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PRIME EASTSIDE LOCATION

The property is ideally located in the Close-in North Portland submarket. Just minutes from downtown, this property offers the advantages of proximity without the associated inconveniences.

The IG1 zoning permits a broad range of industrial uses and maker space.

The property is just steps away from TriMet MAX and bus line, making it easy to access from all over the Portland Metro.

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