

FOR SALE OR LEASE

Great Smaller Warehouse/Office
in Close In North Neighborhood.
2323 North Williams Avenue



This Building has a great combination of warehouse and office with parking and located in one of best and accessible neighborhoods on the eastside along North Williams Avenue.

- 3400 sf with 2400 sf in warehouse and 1000 sf in HVAC offices.
- Warehouse space is mostly open with 2 300 sf separate connected storage rooms. Offices include 4 privates and some open/reception area. 2 bathrooms.
- Two glassed 12' roll up doors.
- Warehouse is fully insulated; 16' ceilings at peak; Light 3 Phase Power.
- Parking for up to 10 vehicles and very abundant and available on street parking.
- Highly Accessible. only 6 blocks North of Moda Center which has North/South Entrances to I-5; Broadway Bridge to Downtown and Pearl.
- Zoned CM2 but has grandfathered industrial use.

Rental Rate:
\$6000 per month NNN

Sale Price: \$1,300,000

This Building was home to high end craft bike manufacturer; Breadwinner Cycles and is in Great Condition and would provide a great home to a light manufacturing/maker sort of user.

For More Information Contact:

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Cascade Commercial
REAL ESTATE, LLC

The Information contained in this brochure are deemed to be accurate and obtained from reliable sources but there are not guaranties as to its complete accuracy and any buyer and their representatives should do their own due diligence regarding building characteristics.

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