

# COLUMBIA CORRIDOR INDUSTRIAL LAND

± 4.93 ACRES

NE MARINE DR & INTERLACHEN LN

FOR SALE

2 LOTS: ±4.93 AC

## Norris & Stevens

INVESTMENT REAL ESTATE SERVICES



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*Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.*

APRIL 2026

EXECUTIVE SUMMARY



LOT 3: ±2.65 AC

LOT 2: ±2.28 AC

PROPERTY SUMMARY

Price:	\$1,400,000
Address:	NE Marine Dr & Interlachen Ln
City/State/Zip Code:	Gresham, OR 97230
County:	Multnomah
Lots:	LOT 3 Details: ±2.65 ACRES LOT 2 Details: ±2.28 ACRES
Zoning:	HI - Heavy Industrial (City of Gresham)

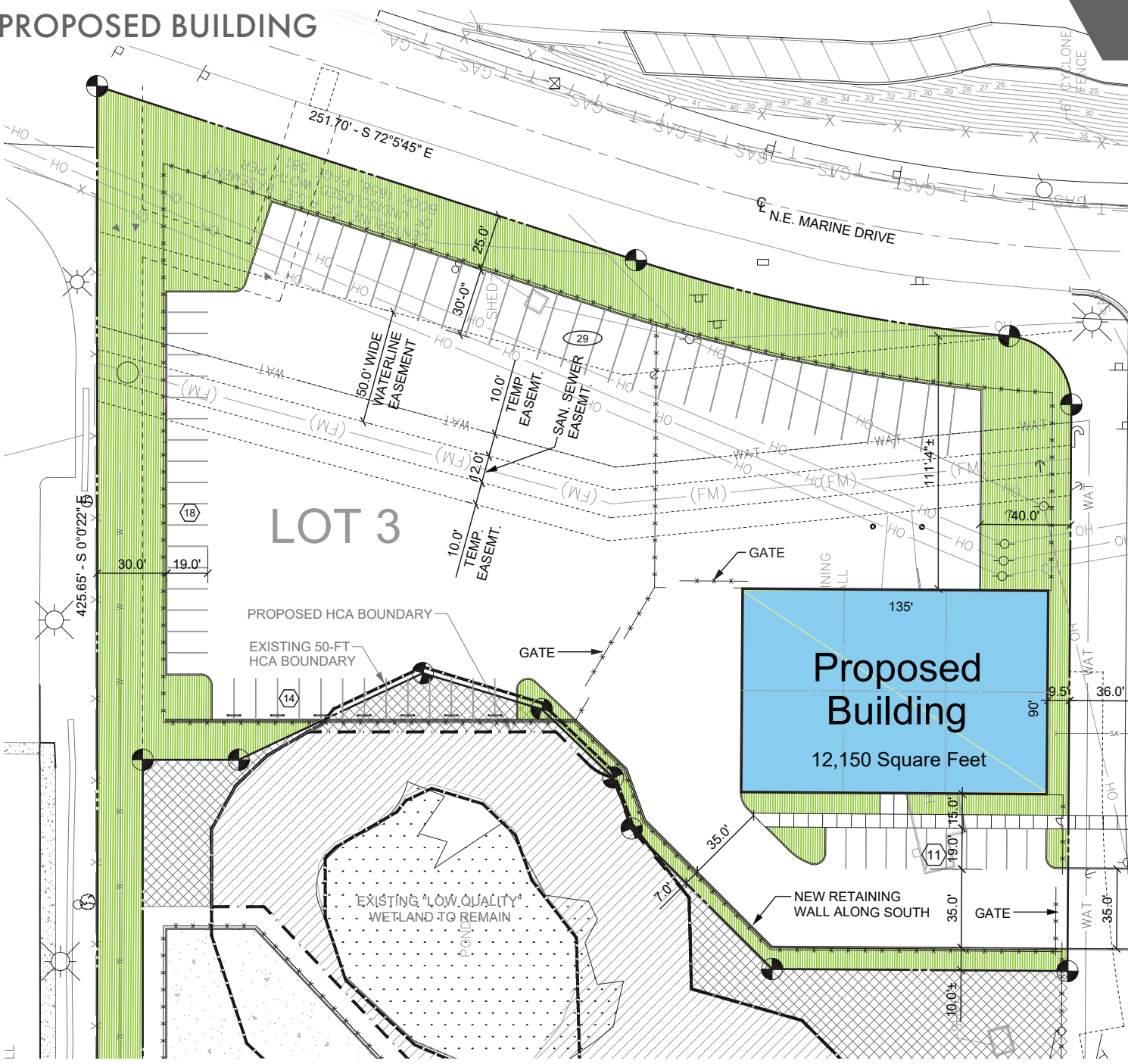
PROPERTY HIGHLIGHTS

**LOT 3 DETAILS:**  
 ±2.65 ACRES (APPROX)  
 Conceptual plans accommodate: 12,500 SF building (135' x 90')  
 72 Parking Spaces: (43) 9' x 19' & (29) 11' x 30'

**LOT 2 DETAILS:**  
 ±2.28 ACRES (APPROX)  
 Protected wet lands  
 Combine with lot 3 to offset landscaping requirement  
 Easement income earns \$6,900 / Year (+15% every 5<sup>TH</sup> year)

- Great access off Interlachen Lane to Marine Drive
- Close proximity to PDX and Port of Portland
- Great outdoor storage, distribution, or manufacturing site

# PROPOSED BUILDING



## SUMMARY

**TOTAL AREA:**  
115,329 SF / ±2.65 AC

**BUILDING:**  
12,150 SF / 10.54%

**LANDSCAPE:**  
33,953 SF / 29.44%

**A.C. PAVING:**  
69,226 SF / 60.02%

**PARKING (9' X 19') 43**

**PARKING (11' X 30') 29**



