

# Fully Renovated Industrial Building

4920 SE 26TH AVENUE, PORTLAND, OR 97202



FOR SALE &  
LEASE

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**MACADAM  
FORBES**  
COMMERCIAL REAL ESTATE SERVICES

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## PROPERTY DESCRIPTION

Fully renovated industrial building with dock/grade loading and heavy power. Existing tenant in 11,066 SF until September 2031, the rest of the building is available for immediate occupancy.

## PROPERTY HIGHLIGHTS

- Fully Renovated Office with new fixtures
- New Roof installed in 2022
- New Paint - Interior and Exterior
- Fenced and Secured Loading area
- LED lights with motion sensors
- Heavy Power - 480v 3Phase
- Existing Rental Income until 2031

## OFFERING SUMMARY

Sale Price:	Call Brokers for Pricing
Lease Rate:	Call Brokers for Rates
Available SF:	26,372 SF
Lot Size:	57,382 SF
Building Size:	37,438 SF
Zoning:	GC

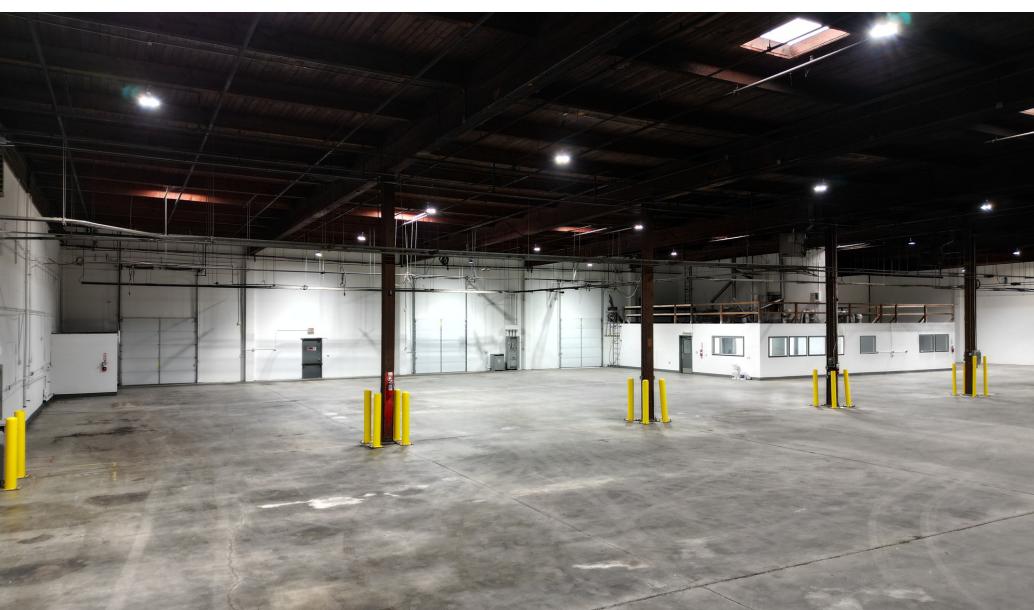
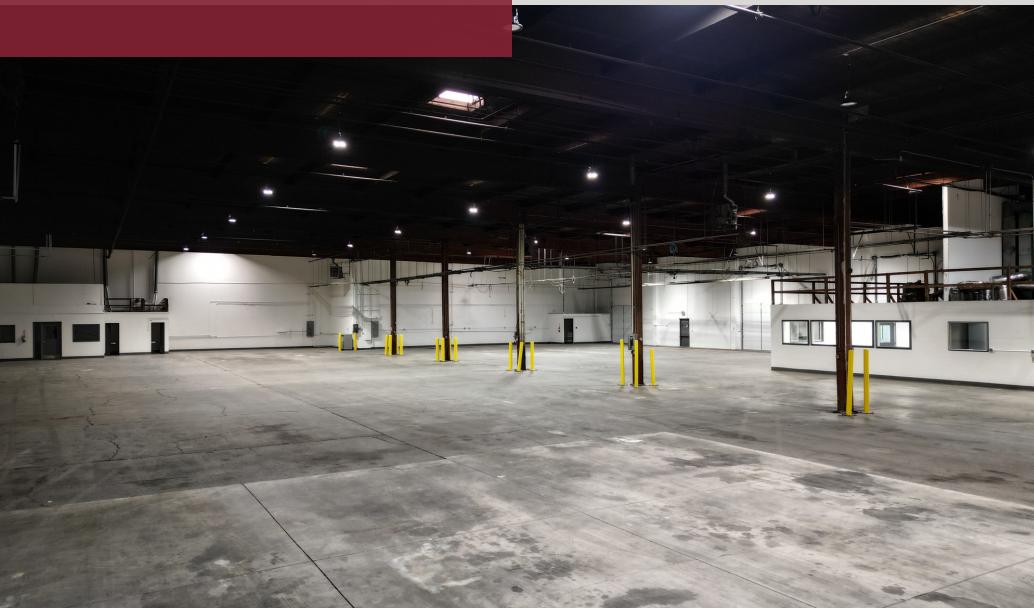


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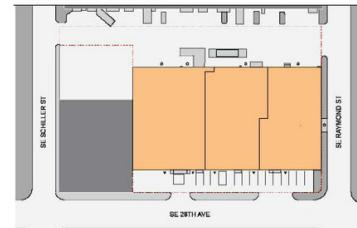
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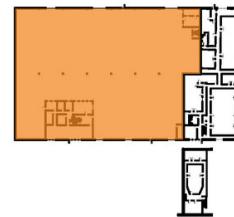
**SUITE DATA:**

OFFICE AREA	2,078 SF
WAREHOUSE AREA	24,294 SF
<b>TOTAL SUITE AREA</b>	<b>26,372 SF</b>
CLEAR HEIGHT	20'-3"
○ GRADE LEVEL DOORS	3
▲ DOCK HIGH DOORS	3

**SITE KEY PLAN:**



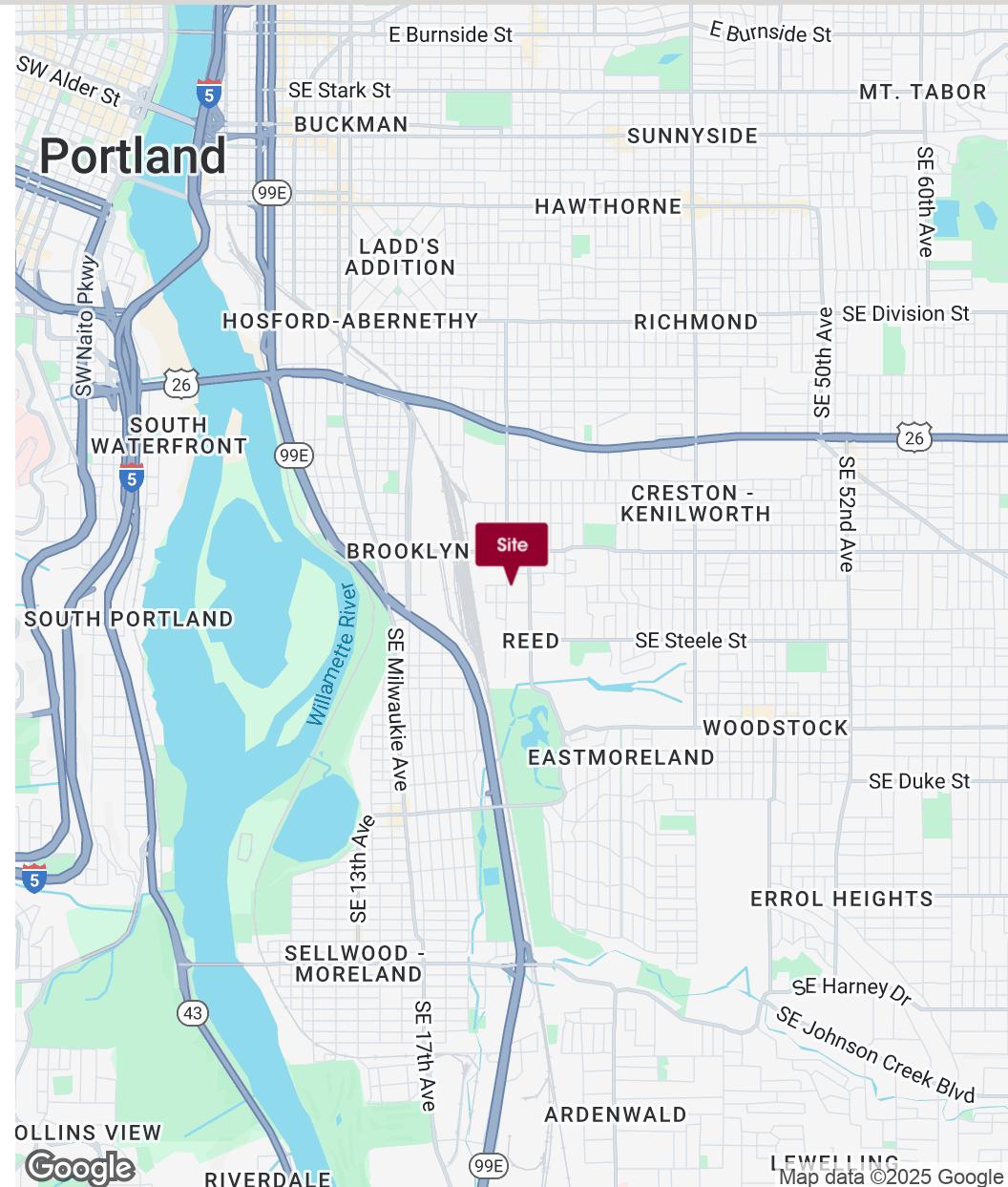
**BUILDING KEY PLAN:**



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## LOCATION OVERVIEW

Located in the heart of SE Portland's industrial District, with quick access to Hwy 26 and I-5 via the Ross Island Bridge

LOCATION	DISTANCE	TIME
Highway 26	0.8 mi	3 min
99E	1.0 mi	3 min
Interstate 5	3.2 mi	9 min
Downtown Portland	3.8 mi	12 min
Portland International Airport	11.4 mi	25 min



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