



FOR SALE



NE SIMPSON INDUSTRIAL LAND

Industrial Development Opportunity

±20,400 SF (±0.47 Acres) | Sale Price: \$489,600 (\$24.00/SF)

10820 NE Simpson St, Portland, OR 97220

- Two Tax Lots (R235928, R235932)
- Fenced and secured yard
- Site is flat, compacted, and graveled
- Close proximity to I-205 and I-84 Freeways
- Airport Way submarket near the Oregon/Washington border
- Close to Portland International Airport (PDX)
- **Zoned:** General Industrial 2 (IG2) View Online

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PROPERTY SUMMARY



FOR
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PROPERTY DETAILS

Address	10820 NE Simpson St, Portland, OR 97220
Lot Size	±20,400 SF (±0.47 Acres)
Sale Price	\$489,600 (\$24.00/SF)
Parcel #	R235928, R235932
Zoning	General Industrial 2 (IG2) - View Online

Capacity Commercial Group is pleased to exclusively offer for sale a prime industrial site in NE Portland, OR. Located in the Airport Way industrial submarket, the property is close to SW Washington and the I-205 and I-84 freeway systems. The property is fenced and secured. It is ideal for various outdoor storage needs.



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ZONING

33.140.030 Characteristics of the Zones

C. General Industrial. The General Industrial zones are two of the three zones that implement the Industrial Sanctuary map designation of the Comprehensive Plan. The zones provide areas where most industrial uses may locate, while other uses are restricted to prevent potential conflicts and to preserve land for industry. The development standards for each zone are intended to allow new development which is similar in character to existing development. The intent is to promote viable and attractive industrial areas.

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2. General Industrial 2. IG2 areas generally have larger lots and an irregular or large block pattern. The area is less developed, with sites having medium and low building coverages and buildings which are usually set back from the street.

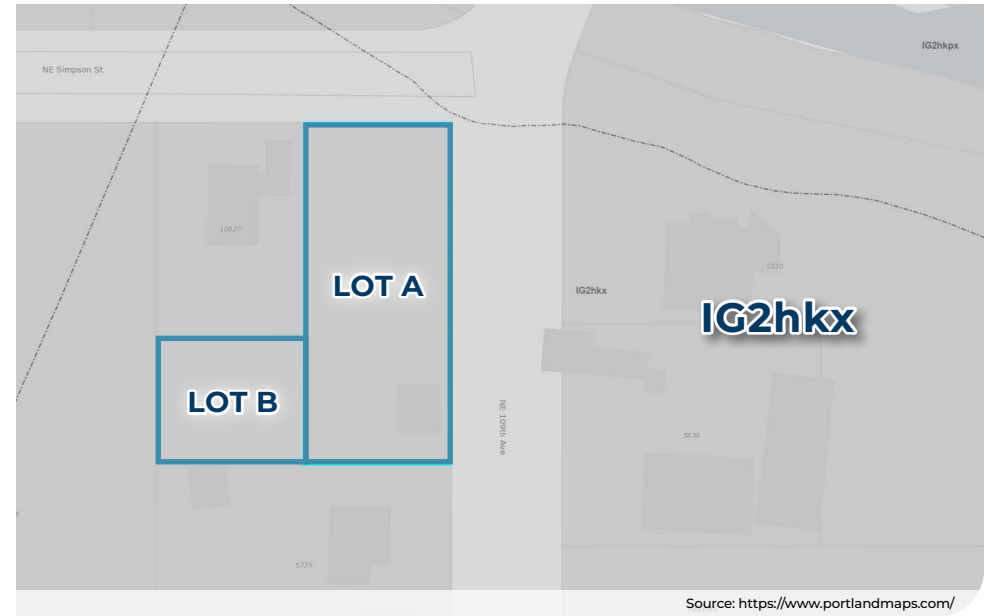


Table 140-1 Employment and Industrial Zone Primary Uses						
Use Categories	EG1	EG2	EX	IG1	IG2	IH
Residential Categories						
Household Living	L[1]	L[1]	Y	CU [2]	CU [2]	CU [2]
Group Living	L[1]	L[1]	Y	CU [2]	CU [2]	CU [2]
Commercial Categories						
Retail Sales And Service	L/CU [3]	L/CU [3]	Y	L/CU [4]	L/CU [5]	L/CU [6]
Office	Y	Y	Y	L/CU [4]	L/CU [5]	L/CU [6]
Quick Vehicle Servicing	Y	Y	N	Y	Y	Y
Vehicle Repair	Y	Y	Y	Y	Y	Y
Commercial Parking	CU [14]	CU [14]	CU [14]	CU [14]	CU [14]	CU [14]
Self-Service Storage	L [7]	L [7]	L [7]	Y	Y	Y
Commercial Outdoor Recreation	Y	Y	Y	CU	CU	CU
Major Event Entertainment	CU	CU	CU	CU	CU	CU
Industrial Categories						
Manufacturing And Production	Y	Y	Y	Y	Y	Y
Warehouse And Freight Movement	Y	Y	Y	Y	Y	Y
Wholesale Sales	Y	Y	Y	Y	Y	Y
Industrial Service	Y	Y	Y	Y	Y	Y
Bulk Fossil Fuel Terminal	L [16]	L [16]	N	L [16]	L [16]	L [16]
Railroad Yards	N	N	N	Y	Y	Y
Waste-Related	N	N	N	L/CU [8]	L/CU [8]	L/CU [8]

Y = Yes, Allowed

CU = Conditional Use Review Required

Notes:

L = Allowed, But Special Limitations

N = No, Prohibited

- The use categories are described in Chapter 33.920.
- Regulations that correspond to the bracketed numbers [] are stated in 33.140.100.B.
- Specific uses and developments may also be subject to regulations in the 200s series of chapters.

Table 140-1 Employment and Industrial Zone Primary Uses						
Use Categories	EG1	EG2	EX	IG1	IG2	IH
Institutional Categories						
Basic Utilities	Y/CU [12]	Y/CU [12]	Y/CU [12]	Y/CU [12]	Y/CU [12]	Y/CU [12]
Community Service	L/CU [9]	L/CU [9]	L/CU [9]	L/CU [10]	L/CU [10]	L/CU [10]
Parks And Open Areas	Y	Y	Y	Y	Y	Y
Schools	Y	Y	Y	N	N	N
Colleges	Y	Y	Y	N	N	N
Medical Centers	Y	Y	Y	N	N	N
Religious Institutions	Y	Y	Y	N	N	N
Daycare	Y	Y	Y	L/CU [10]	L/CU [10]	L/CU [10]
Other Categories						
Agriculture	L [15]	L [15]	L [15]	L [15]	L [15]	L [15]
Aviation And Surface Passenger Terminals	CU	CU	CU	CU	CU	CU
Detention Facilities	CU	CU	CU	CU	CU	CU
Mining	N	N	N	CU	CU	CU
Radio Frequency Transmission Facilities	L/CU [13]	L/CU [13]	L/CU [13]	L/CU [13]	L/CU [13]	L/CU [13]
Rail Lines And Utility Corridors	Y	Y	Y	Y	Y	Y

Y = Yes, Allowed

CU = Conditional Use Review Required

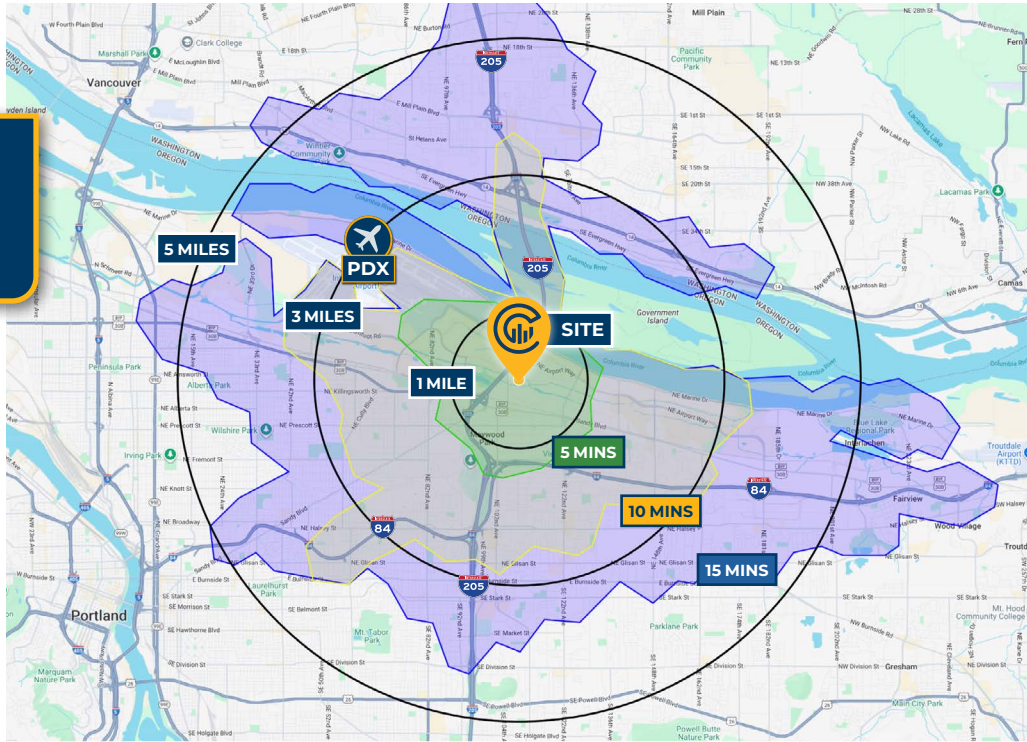
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[View Zoning Code Online](#)



DRIVE TIMES & DEMOGRAPHICS



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AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	5,188	74,154	325,116
2030 Projected Population	4,884	71,192	317,772
2020 Census Population	5,561	79,133	336,553
2010 Census Population	5,424	76,039	311,304
Projected Annual Growth 2025 to 2030	-1.2%	-0.8%	-0.5%
Historical Annual Growth 2010 to 2025	-0.3%	-0.2%	0.3%
Households & Income			
2025 Estimated Households	1,929	30,482	133,676
2025 Est. Average HH Income	\$93,577	\$112,125	\$122,129
2025 Est. Median HH Income	\$71,542	\$85,409	\$94,187
2025 Est. Per Capita Income	\$35,153	\$46,440	\$50,444
Businesses			
2025 Est. Total Businesses	918	4,903	18,331
2025 Est. Total Employees	10,628	46,651	151,751

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com
©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 05/2025,
TIGER Geography - RS1

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