

FOR SALE



LOW COST STORAGE/REDEVELOPMENT OF MANUFACTURING FACILITY

9348 N PENINSULAR AVE | PORTLAND, OR 97217

For more information or a property tour, please contact:

GREG NESTING

503.225.8440

GregN@norris-stevens.com

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.

10/30/2024

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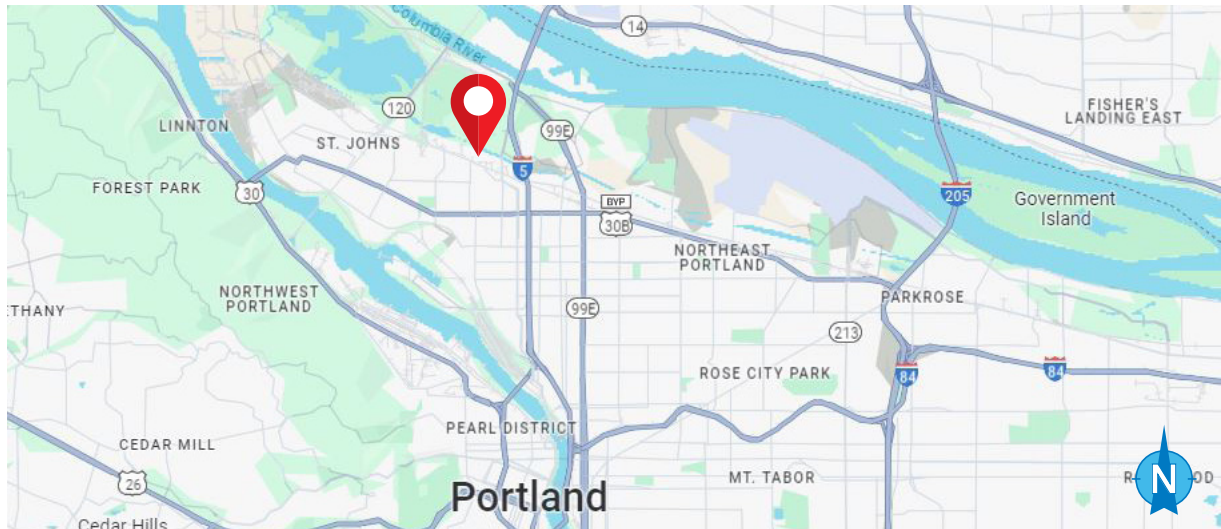
INDUSTRIAL BUILDING FOR SALE

DETAILS

- Sale price: \$3,000,000 (\$54.55 PSF)
- Building area: ± 55,000 SF
- Land size: ± 3.57 acres (155,509 SF)
- Year built: 1932
- Zoned: IH (Heavy Industrial)

FEATURES

- 6 loading docks, 1 drive-in door
- 18'–20' clear height
- 480 volt and 208 3-phase power
- 2 inch water service and 6 inch inactive service
- 2 out buildings with power and water that are not included in total square footage (± 6,120 SF and ± 6,300 SF)
- Large office area
- Last use of premises was food production and storage



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EXTERIOR PHOTOS



Out Building #1



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Main Building Parking/Loading #4



Maintenance Building #3



Interior Building #1

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INTERIOR PHOTOS

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Warehouse



Warehouse



Production



Warehouse



Production



Office Area



Warehouse



Production



Office Area

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