



FOR SALE / LEASE



## 8613 N CRAWFORD STREET

### **Flex / Service / Industrial Space: 18,600 SF Building**

13,800 SF Warehouse with 4,800 SF Office (Divided Between 2 Floors)

#### **8613 N Crawford St, Portland, OR 97203**

This high-quality, newer construction, attractive, and functional two-story brick office building and attached warehouse is located near the vibrant Willamette River and Cathedral Park in St. Johns. The space features polished concrete floors, LED lighting, designer kitchen, and abundant natural light. Flexible zoning allows for a variety of commercial / industrial uses.

#### **JOHN FETTIG, SIOR**

Principal | Licensed in OR

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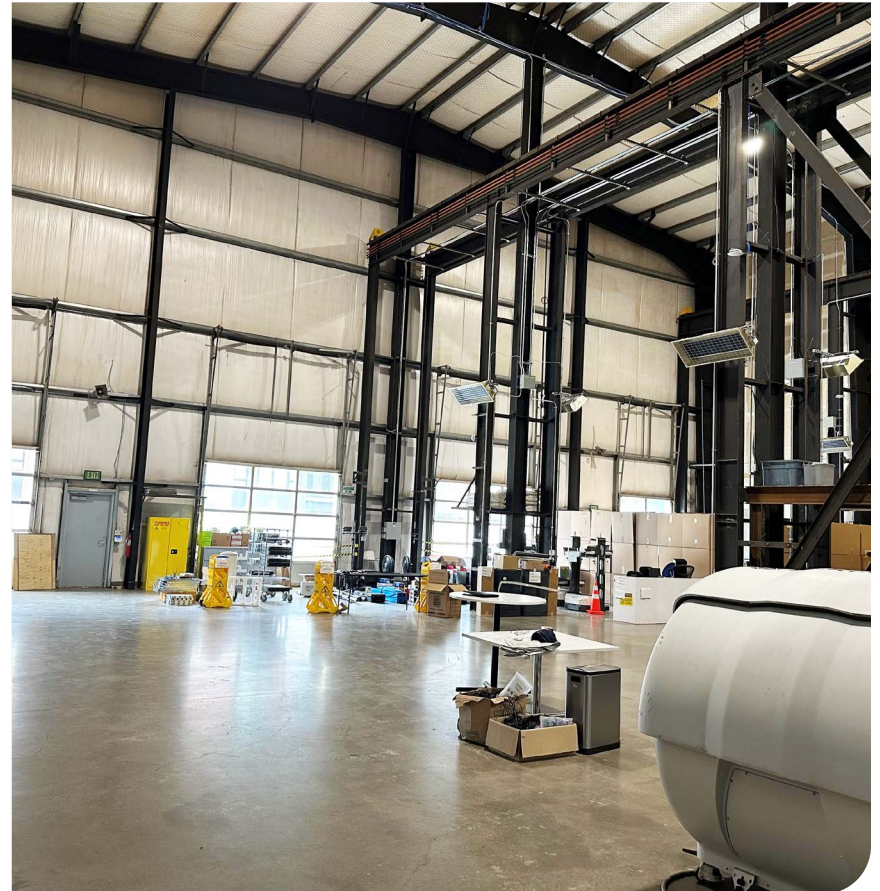




# PROPERTY SUMMARY



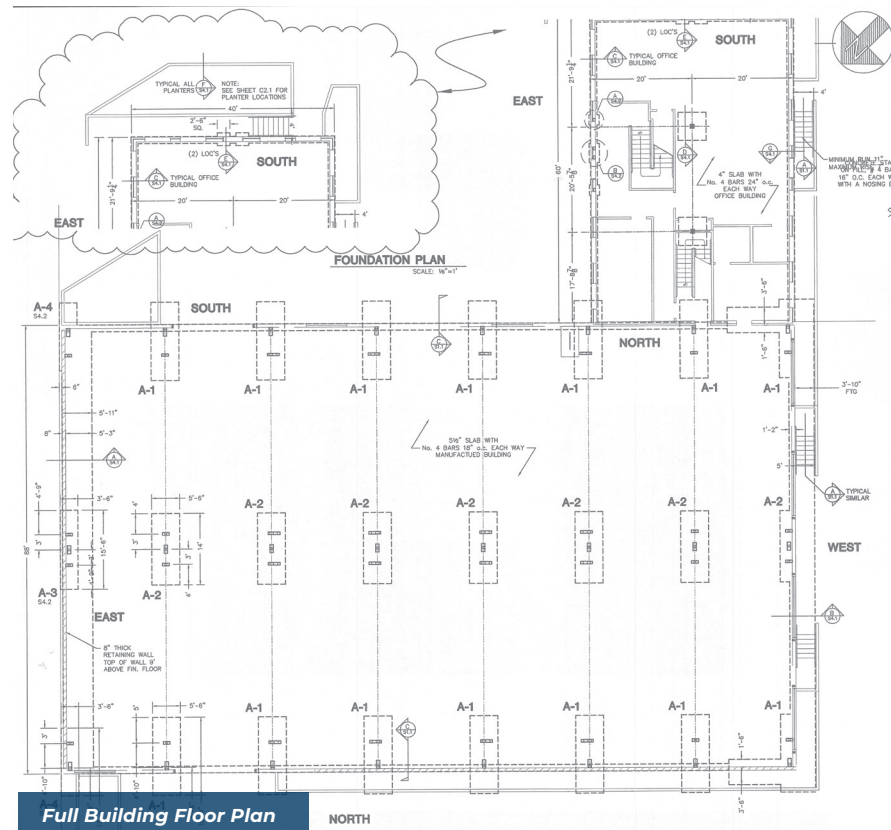
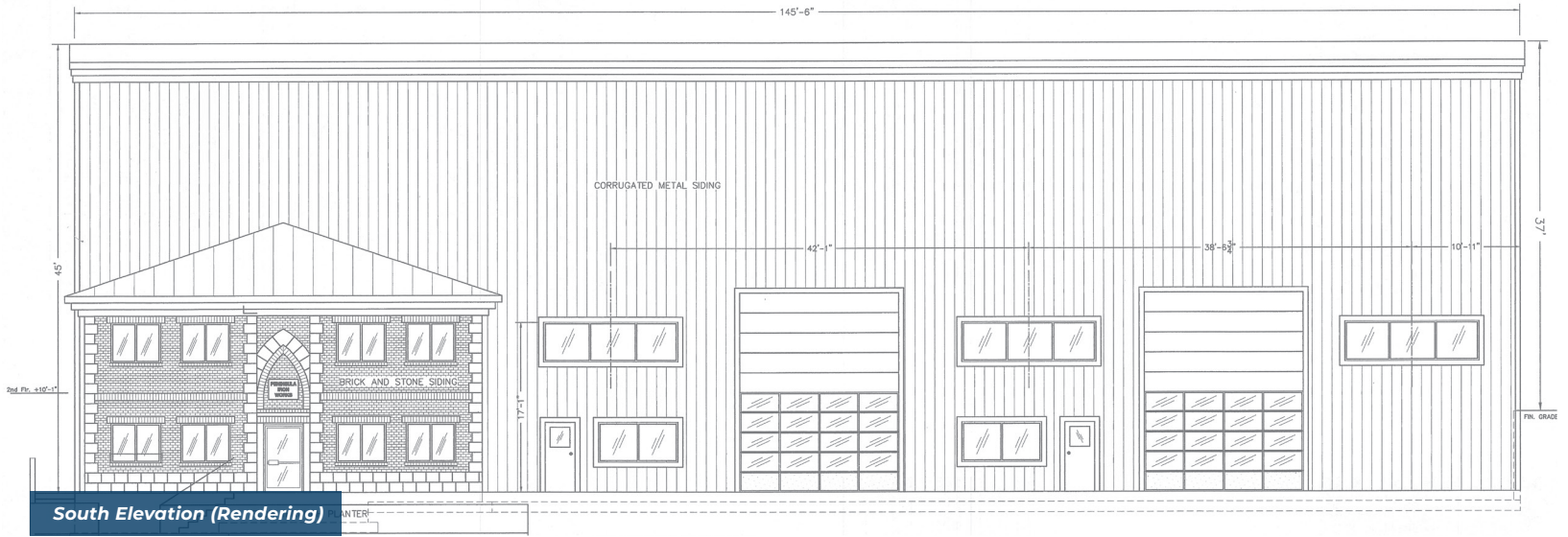
PROPERTY DETAILS	
<b>Total SF</b>	18,600 SF
<b>Warehouse SF</b>	13,800 SF
<b>Office SF</b>	4,800 Total Office SF <ul style="list-style-type: none"><li>• 1st Floor: 2,400 SF</li><li>• 2nd Floor: 2,400 SF</li></ul>
<b>Truck Loading</b>	Three (3) Automatic Drive-In Doors (16'x20')
<b>Crane Service</b>	Overhead Crane Service Can Be Accommodated
<b>Lighting</b>	LED Lighting
<b>Heating</b>	Radiant Heat - Warehouse, HVAC - Office
<b>Lease Rate</b>	\$11,500/Month + NNN
<b>Sale Price</b>	\$3,850,000





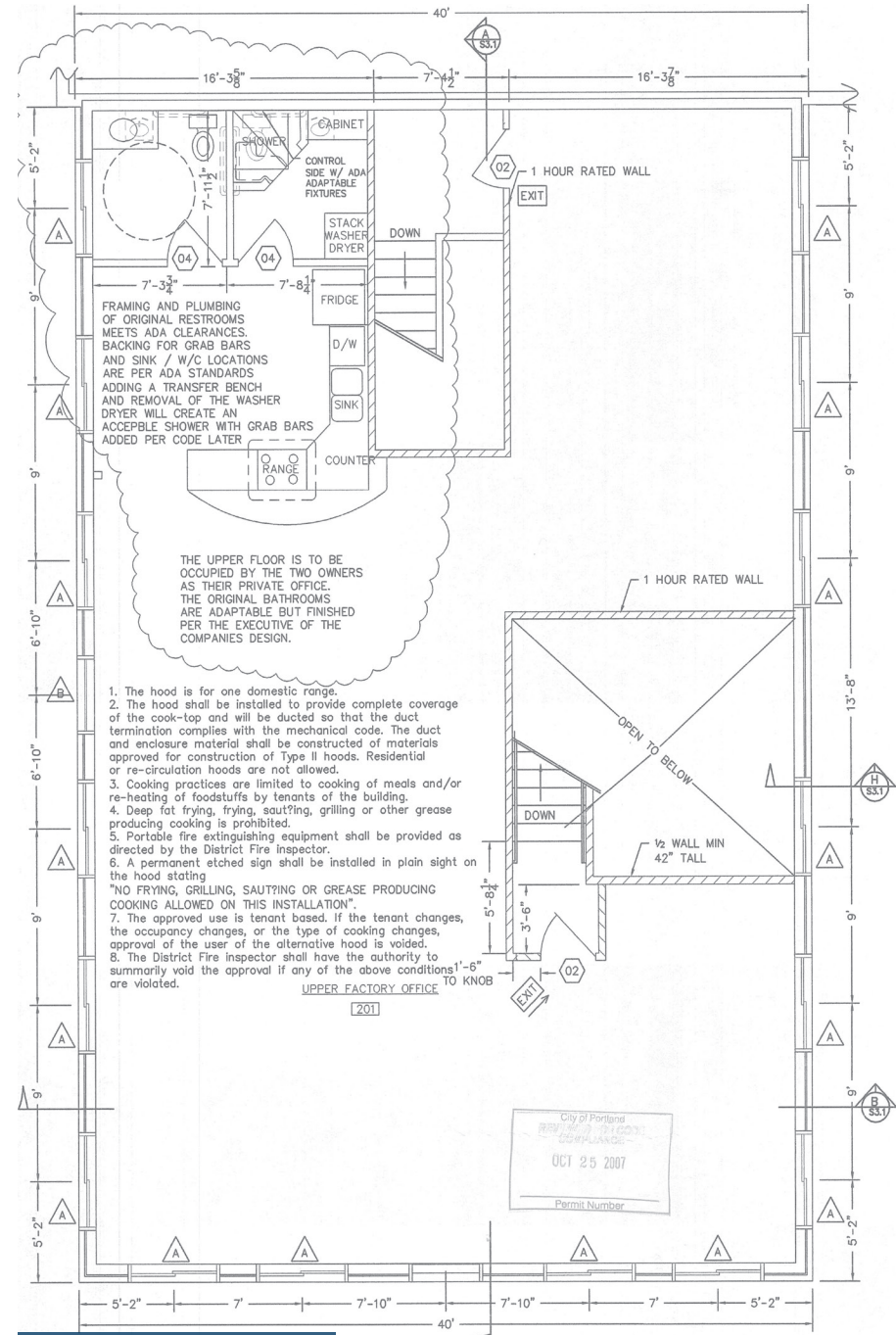
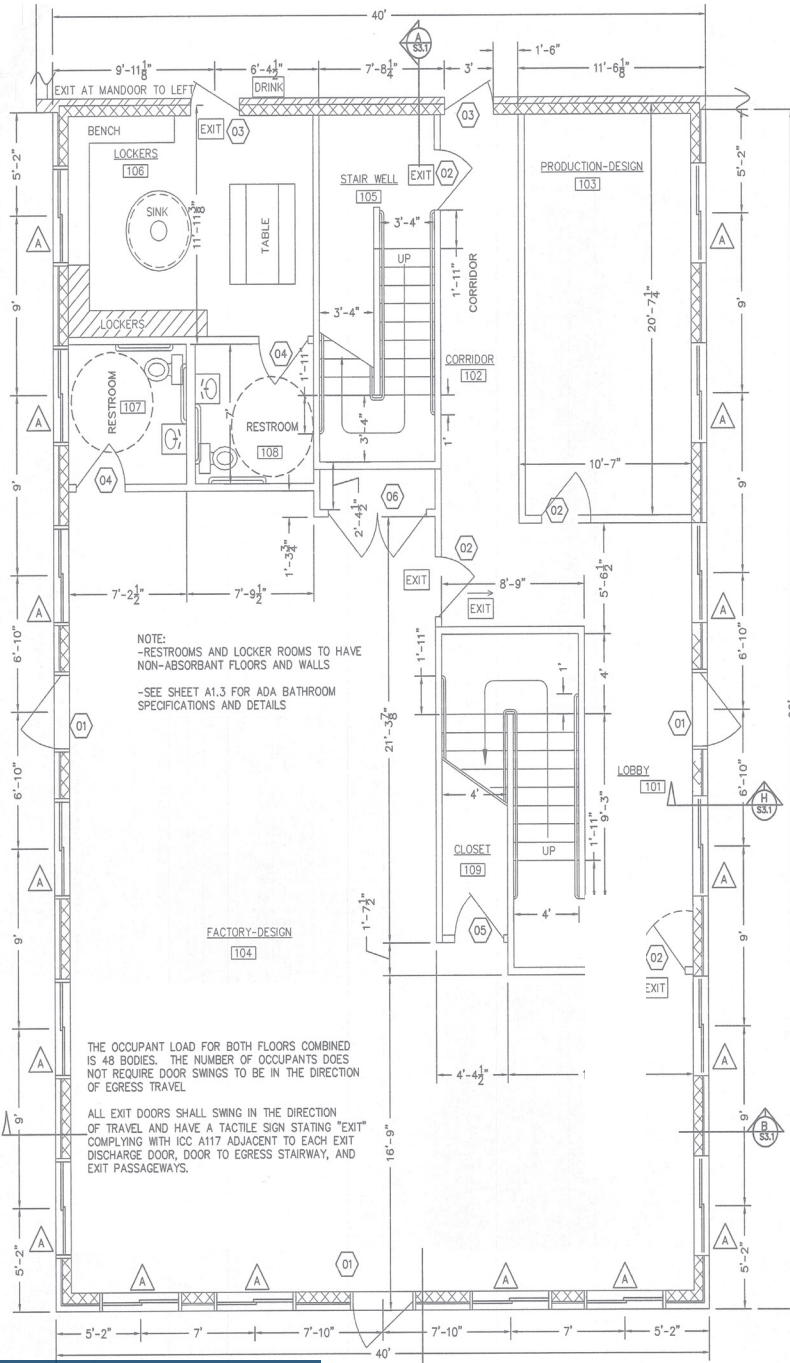


# BUILDING FLOOR PLANS & ELEVATION VIEW





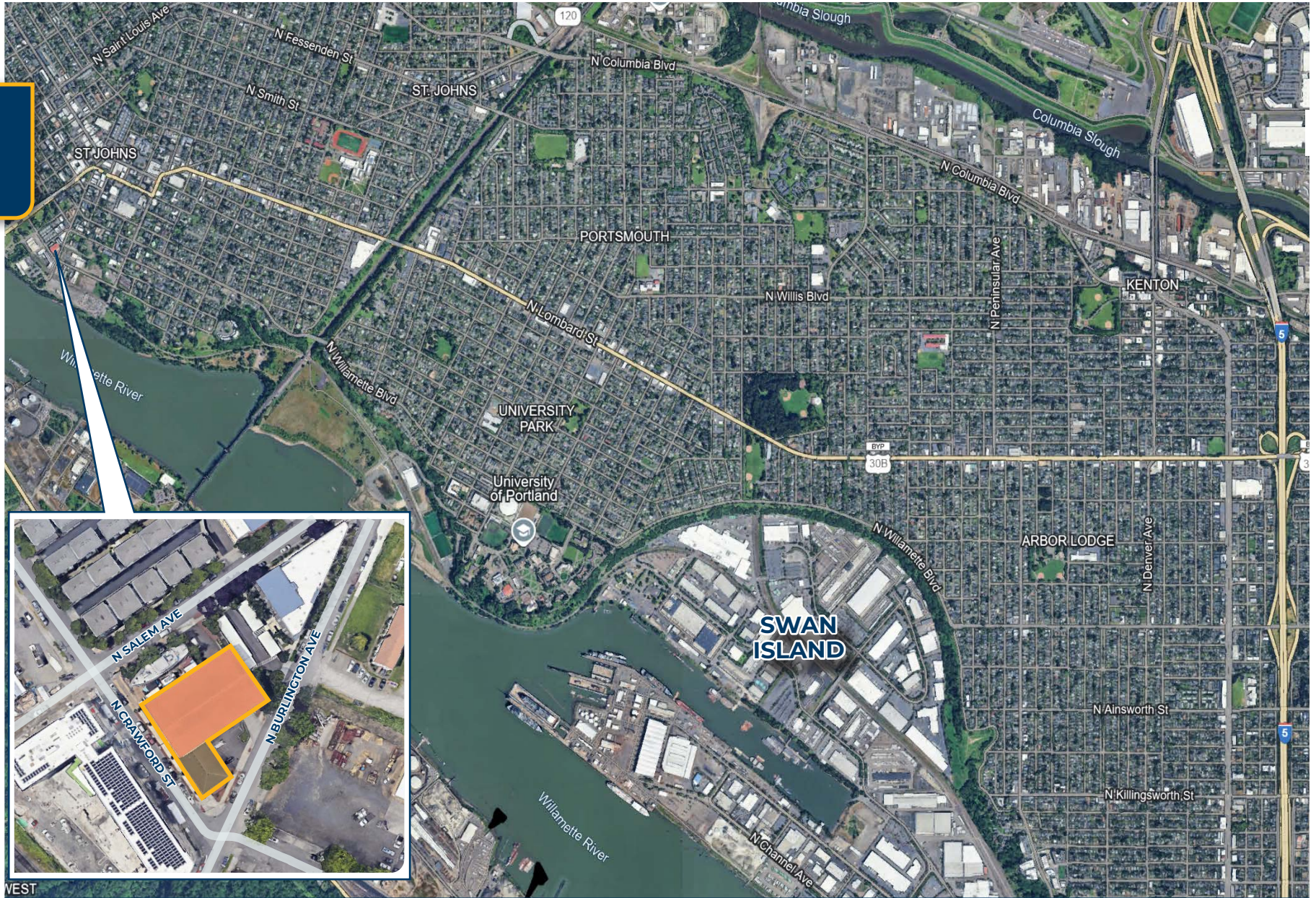
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LOCAL AERIAL MAP



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