



FOR SALE



1100 NE 21ST AVENUE

Fully Leased Industrial Investment

\$1,750,000 (\$131/SF) | 7.8% Cap Rate

1100 NE 21st Ave, Portland, OR 97232

- Fully leased multi-tenant industrial asset
- Excellent location just minutes to downtown Portland and the Central Eastside, and in close proximity to public transport and retail amenities
- Recent upgrades include new HVAC, insulation, and exterior paint
- Fenced, secured parking

BRODY COHEN, SIOR

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MIKE HALE, SIOR

Principal | Licensed in OR & WA

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PROPERTY SUMMARY



**FOR
SALE**

PROPERTY DETAILS

Address	1100 NE 21st Ave, Portland, OR 97232
Building SF	13,350 SF
Land Area	28,382 SF <ul style="list-style-type: none">• Lot 1 - 15,750 SF• Lot 2 - 12,632 SF
Leases	Fully Leased (Multiple Tenant Suites)
Grade Loading	4 Grade Doors
Power	480/240v, 3-Phase Power
Auto Parking	Fenced and Secured
Zoning	CM2 (Current Use: Non-Conforming)
Cap Rate (Actual)	7.8 %
Sale Price	\$1,750,000 (\$131/SF)

EXISTING TENANT

SF

RENT

LEASE EXP.

Gabriel's Bakery	5,541 SF	\$4,710/mo (NNN)	09/30/2026
Alameda Carpet Cleaning	3,345 SF	\$3,512/mo (NNN)	01/31/2028
Owner Storage*	3,000 SF	\$2,550/mo (NNN)	-
Gabriel Music Studio	1,464 SF	\$600/mo (NNN)	MTM
Current NOI: \$136,464			

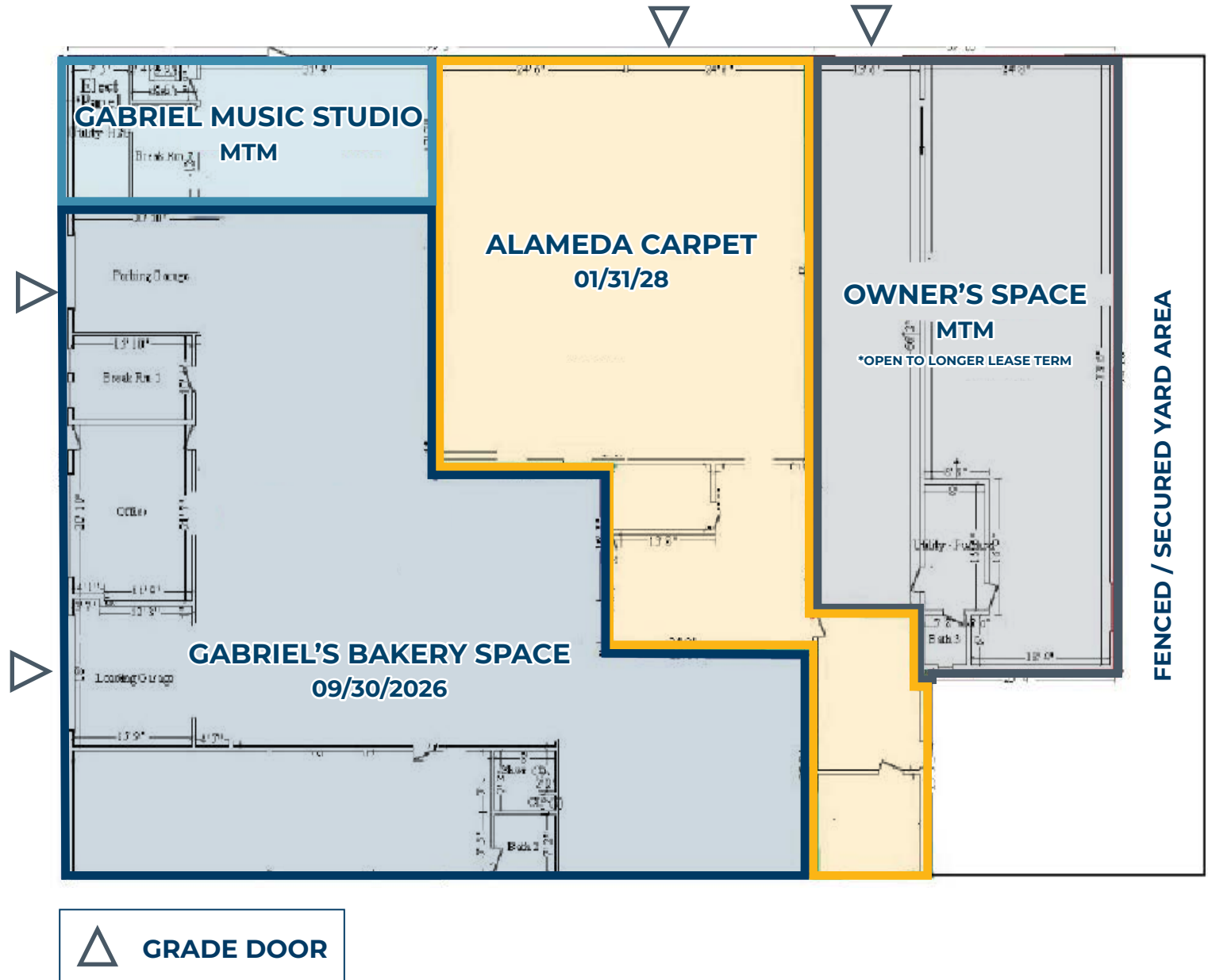
Nearby Highlights

- Culmination Brewing
- Dave's Hot Chicken
- Han Oak
- Henry Higgins Boiled Bagels
- Lloyd Center
- Moda Center
- Nodoguru
- Nova Coffee
- Pho Gia
- Providore Fine Foods
- Voodoo Donuts



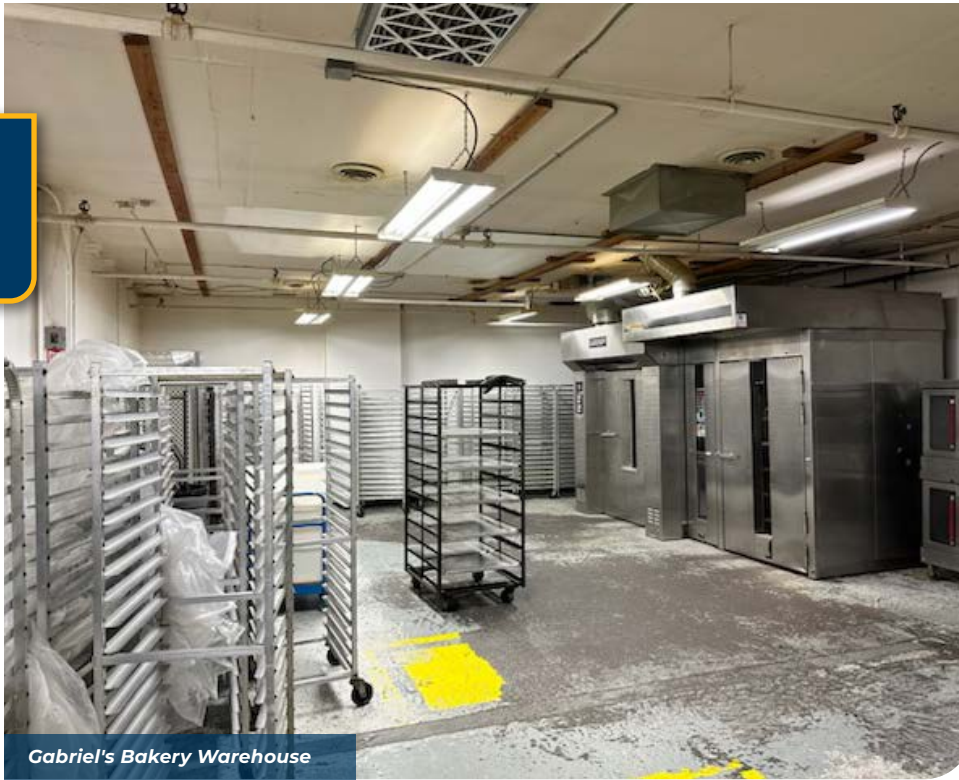
FLOOR PLAN

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INTERIOR PHOTOS



Gabriel's Bakery Warehouse



Alameda Carpet Office



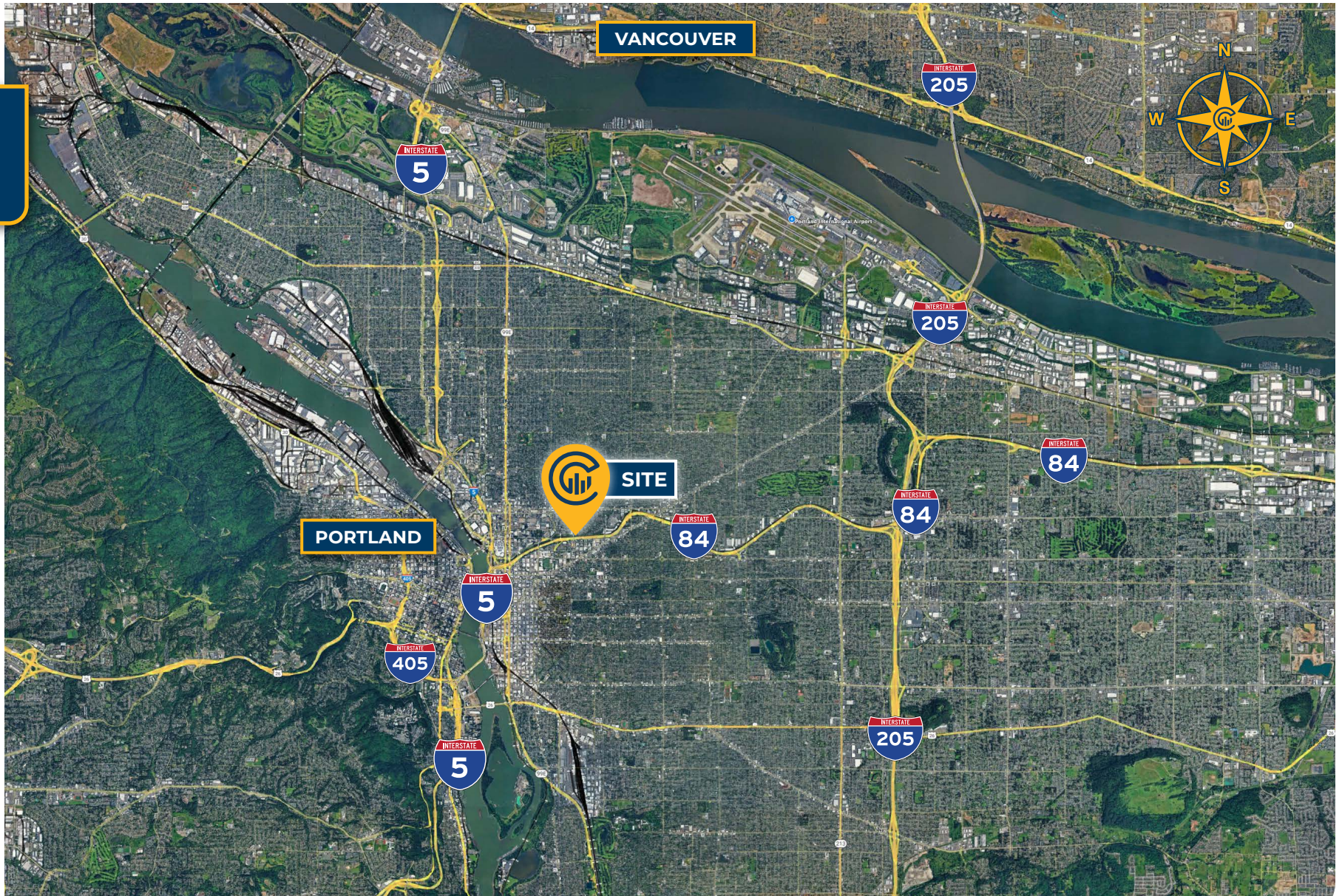
Alameda Carpet Warehouse



Vacant Warehouse / Storage



LOCAL AERIAL MAP



*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2025 | Map data ©2024 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO



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