

# NW Industrial - Showroom/Warehouse

3150 NW 31ST AVENUE, PORTLAND, OR 97210

19,440 SF

6,200 SF

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FOR LEASE

**MACADAM  
FORBES**  
COMMERCIAL REAL ESTATE SERVICES



# FOR LEASE

3150 NW 31st Avenue, Portland, OR 97210



## PROPERTY DESCRIPTION

6,200 SF with loading doors, private offices, conference room, break room, storage and production space. The 19,440 SF space has showroom/office buildout and warehouse with dock loading.

## PROPERTY HIGHLIGHTS

- Excellent parking and staging
- Located in the close-in Northwest Industrial District
- Zoning allows for showroom and limited retail
- Creative space previously used for video/sound production.

## OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	25,600 SF
Building Size:	40,200 SF
Zoning:	IH
Loading:	Dock & Grade

SPACES	LEASE RATE	SPACE SIZE
Suite 1	Call For Rate	19,440 SF
Suites 4A/B	Call For Rate	6,200 SF



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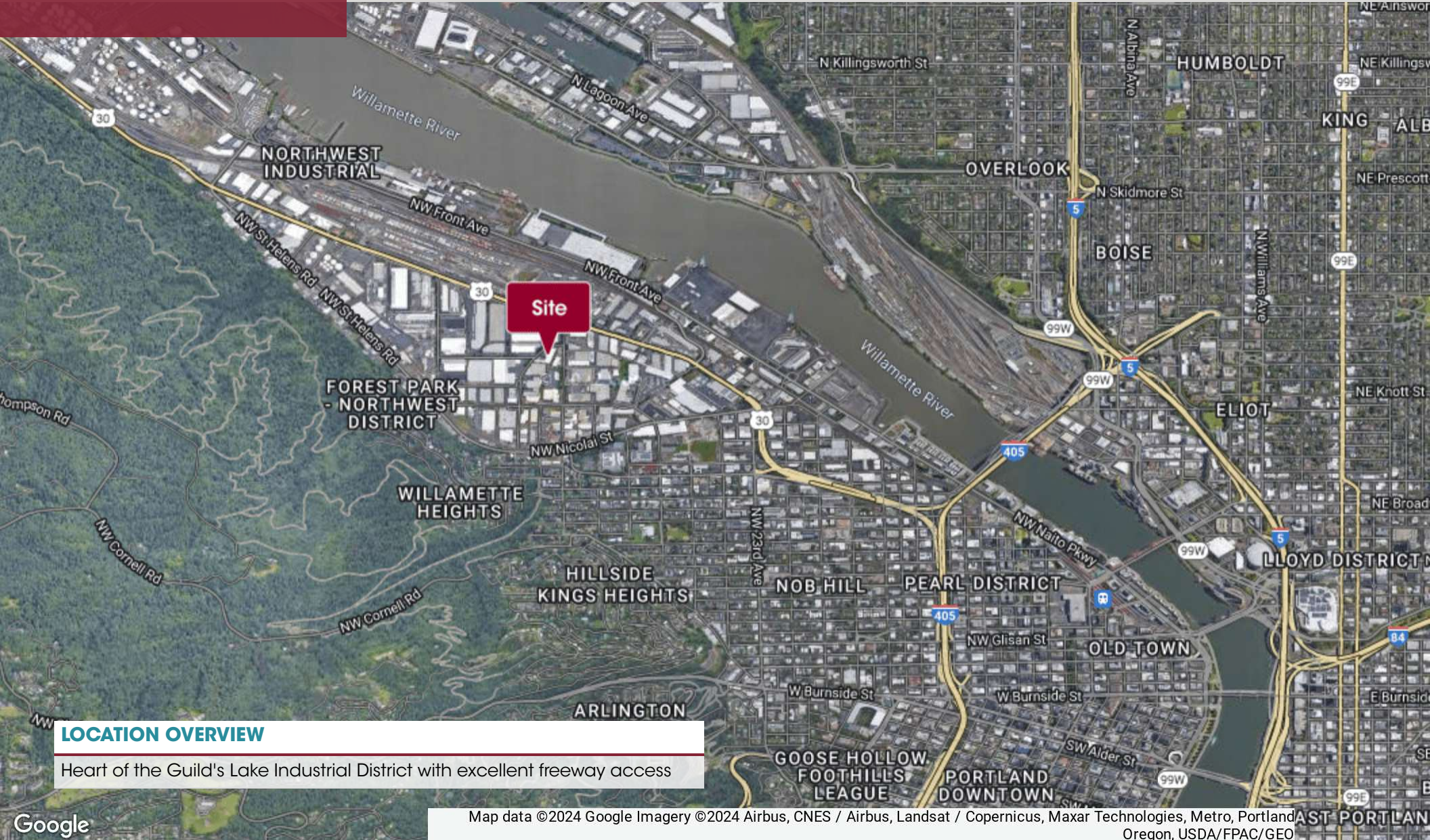
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## LOCATION OVERVIEW

Heart of the Guild's Lake Industrial District with excellent freeway access

Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, Metro, Portland Oregon, USDA/FPAC/Geo



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