

# Central Eastside Industrial Office & Yard

2410 SE 10TH AVE, PORTLAND, OR 97214

**PRICE REDUCED!**

**LOW DOWN PAYMENT  
SELLER FINANCING AVAILABLE**

**FOR SALE**

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**MACADAM  
FORBES**  
COMMERCIAL REAL ESTATE SERVICES

# FOR SALE

2410 SE 10th Ave, Portland, OR 97214

## PROPERTY DESCRIPTION

Located in Portland's Central Eastside, this 4,528 SF industrial office building situated on 20,000 SF of land offers an exceptional opportunity for users with a heavy parking or yard storage requirement. Grade level loading provides convenient drive-through access to the 690 SF warehouse. The property is well-suited for a variety of uses and offers an excellent opportunity for those seeking an industrial office investment.

## PROPERTY HIGHLIGHTS

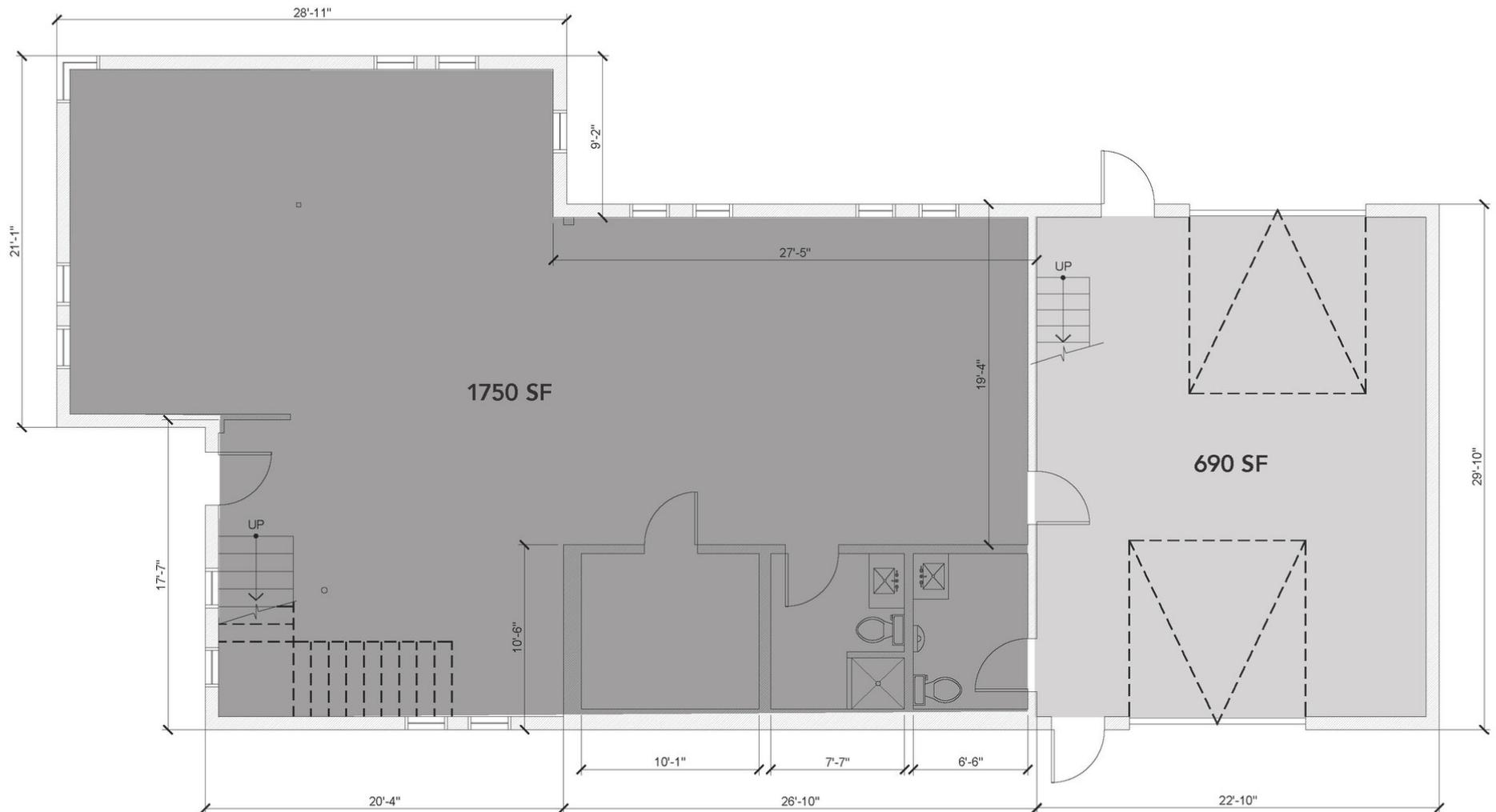
- Prime Central Eastside location
- 4,528 SF industrial office building situated on 20,000 SF land
- Quality concrete-tilt construction, built in 1982
- General Industrial, IG1 zoning
- Located steps from TriMet's FX-2 Division high-speed bus line and the Clinton St/SE 12th Ave MAX Orange Line Station

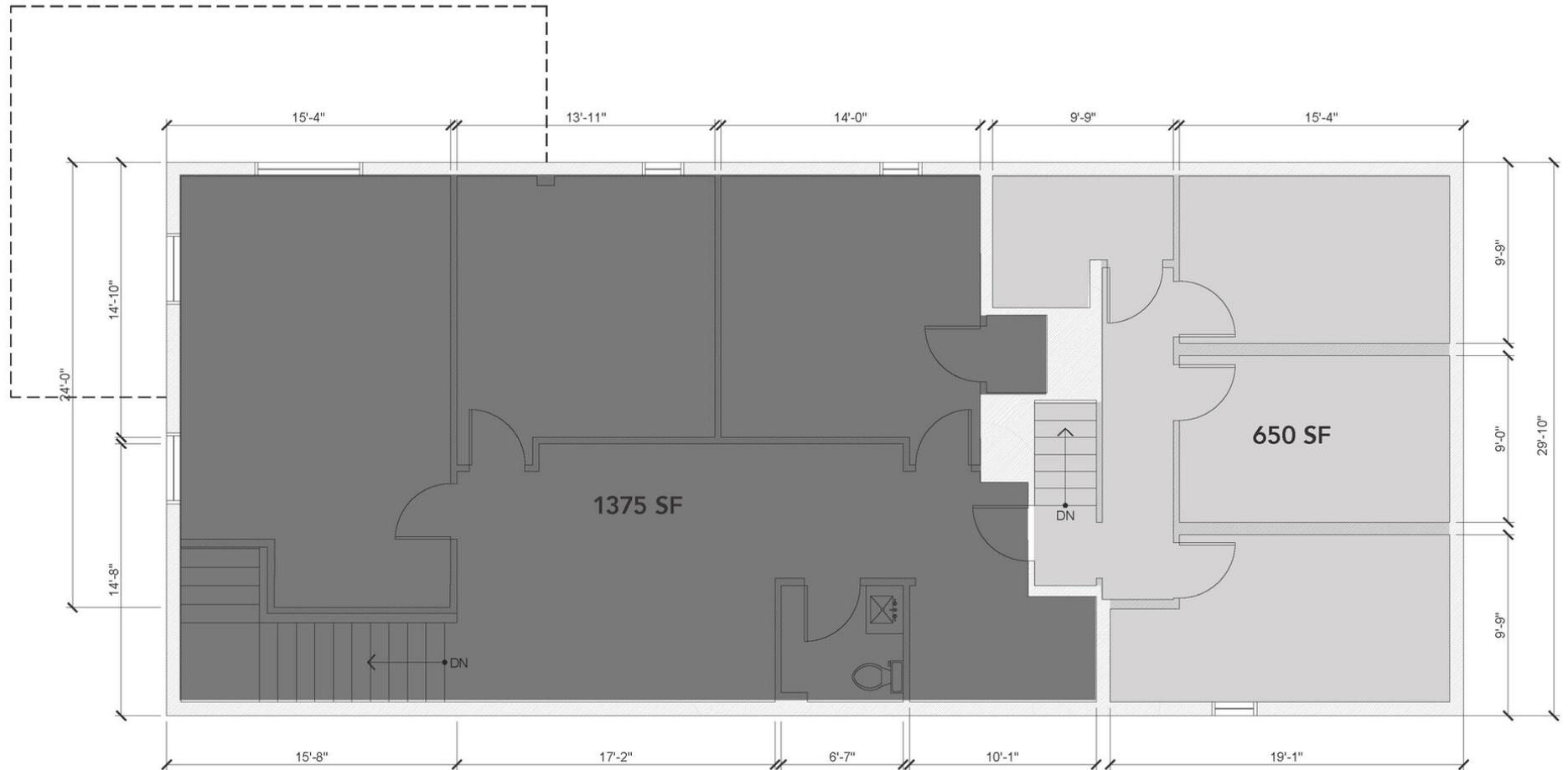
## OFFERING SUMMARY

Sale Price:	\$1,690,000
Lot Size:	20,000 SF
Building Size:	4,528 SF



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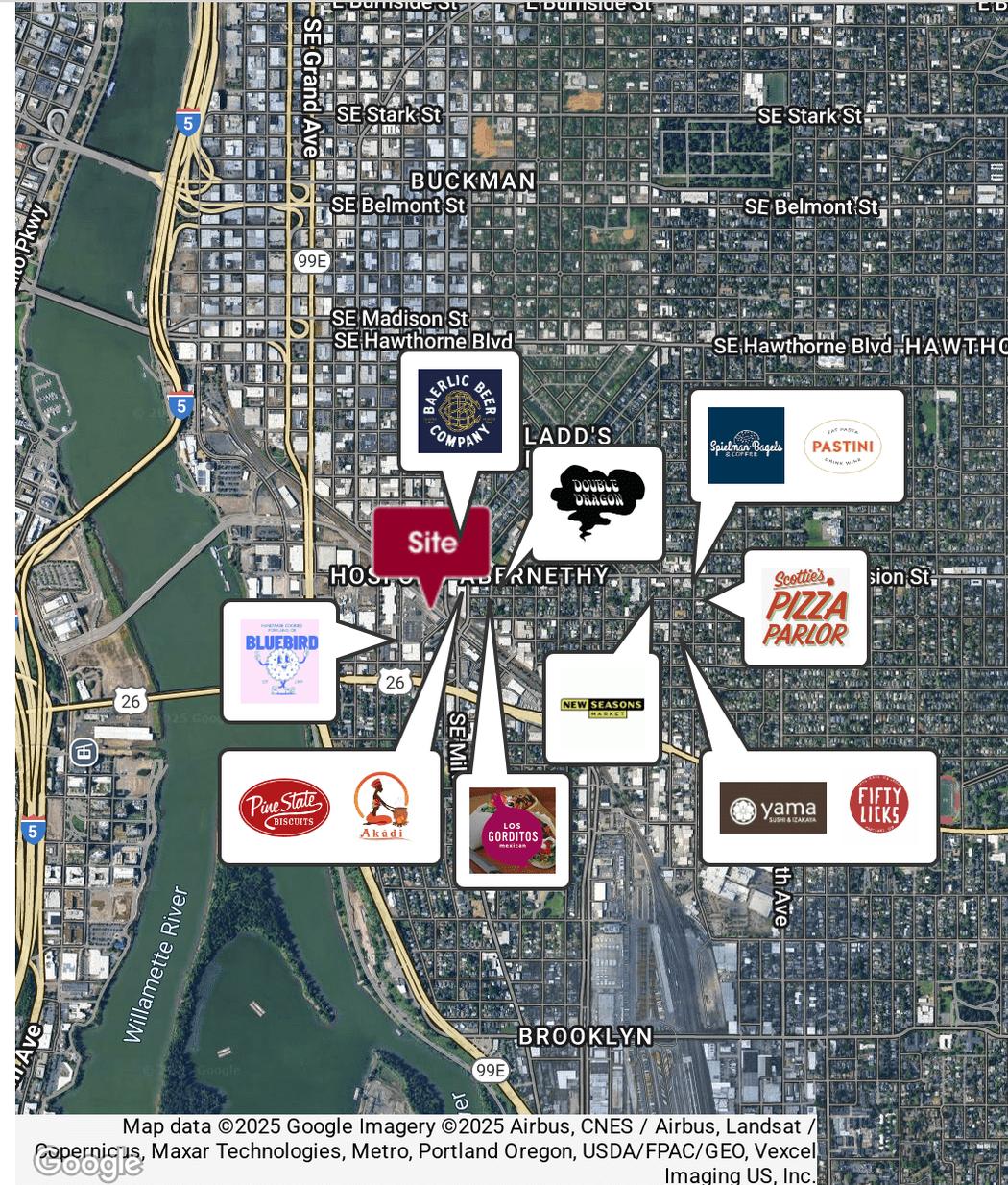
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## LOCATION OVERVIEW

Conveniently located in Portland's Central Eastside at SE 10th and SE Caruthers, this property offers excellent transit access, including TriMet's FX-2 Division high-speed bus line and the Clinton St/SE 12th Ave MAX Orange Line Station just 0.2 miles away. Surrounded by numerous restaurants, coffee shops, bars, and support services, it's ideal for industrial office users seeking yard space or secured vehicle parking.



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