

Makerspace For Sale
Ideal Owner/User or Investment Opportunity
1121 N Loring Street
Portland, OR 97227



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Industrial Workspace

1121 N Loring is an excellent opportunity for investors, owner-users, as all tenants have short-term leases.



Asking price \$2,500,000 (\$132/SF)



Building size ± 19,000 SF



Makerspaces range from ± 350 - 6,500 SF



Great value-add opportunity with current lease rates significantly under market



14' - 16' clear heights



Excellent opportunity for a new or established winery to move into a licensed facility



Permitted plans available to add new entry with deck for winery



Exposed timber & concrete floors



1 grade-level door / 1 dock-high door



Excellent public transportation access with the TriMet MAX and bus lines just steps away



IG1 - General Industrial 1 zoning



Convenient close-in eastside location



± 9 parking stalls



FLOOR PLAN

LEASE EXPIRATION

- VACANT
- 2025
- MONTH TO MONTH (MTM)



Floor plan subject to change and may not reflect current build-out

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing condition imposed by our principals.



PRIME EASTSIDE LOCATION

1121 N Loring is ideally located in the Close-in North Portland submarket. Just minutes from downtown, this property offers the advantages of proximity without the associated inconveniences.

The IG1 zoning permits a broad range of industrial uses and makerspace.

The property is just steps away from TriMet MAX and bus line, making it easy to access from all over the Portland Metro.

