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

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ARC

Industrial Workspace

1121 N Loring is an excellent opportunity for investors, ownerusers, 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



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









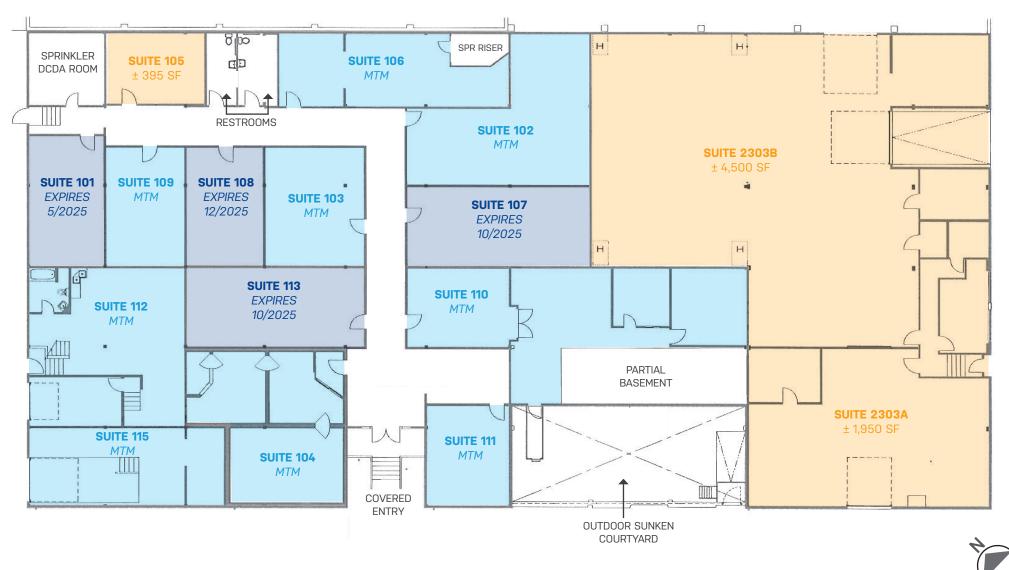
FLOOR PLAN

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.



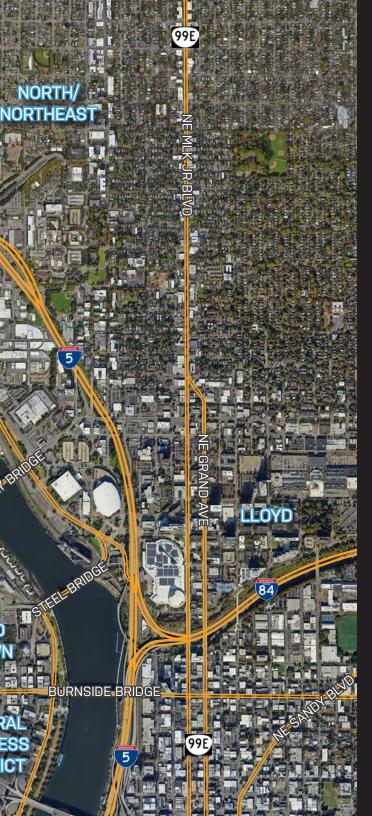
ALPHABET DISTRICT

W BURNSIDE ST

-PEARL DISTRICT

RICT OLD TOWN

CENTRAL BUSINESS DISTRICT



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.