

FOR SALE

OWNER - USER / FLEX INDUSTRIAL

PRIME OPPORTUNITY IN A STRATEGIC LOCATION

\$575,000



± 7,318 SF
BUILDING



± 6,098 SF
LAND



ZONING:
CM2



DELIVERED:
VACANT SHELL

ROLL UP DOOR

12' x 10'
(LEFT SIDE)

COMMERCIAL
BLACK.



INDUSTRIAL FUNDAMENTALS

- ✓ 14' CLEAR TO BEAM
- ✓ 3-PHASE POWER | ±600 AMPS
- ✓ (2) GRADE-LEVEL ROLL DOORS
(12' x 10' LEFT SIDE)



STRATEGIC LOCATION

Easy Access | Business Friendly



FLEXIBLE USE POTENTIAL

Industrial | Retail | Showroom



MOVE-IN READY SHELL

Customize to Fit Your Business

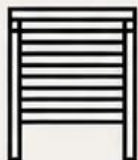
RARE OWNER-USER OPPORTUNITY IN A GROWING MARKET.

INTERIOR | WAREHOUSE / PRODUCTION AREA

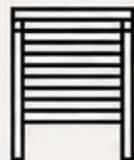


INDUSTRIAL FEATURES

- ✓ Ceiling Height: 14' clear to beam
- ✓ Power: 3-Phase | ± 600 Amps | Multiple Panels
- ✓ Grade-Level Roll Doors:
(1) 12'W x 10'H | (1) 10'W x 10'H



ROLL UP DOOR
12' x 10'
(LEFT SIDE)



ROLL UP DOOR
10' x 10'
(RIGHT SIDE)

COMMERCIAL
BLACK.



SCAN TO VIEW
FULL LISTING



STRATEGIC LOCATION
Easy Access |
Business Friendly



FLEXIBLE USE POTENTIAL
Industrial | Retail |
Showroom



MOVE-IN READY SHELL
Customize to Fit
Your Business



8776 - 8778 NE SANDY BLVD
PORTLAND, OREGON 97220

RARE OWNER-USER OPPORTUNITY
IN A GROWING MARKET.



8776 - 8778 NE SANDY BLVD

PORTLAND, OREGON 97220



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I-205 ACCESS

0.5 Miles



PORTLAND INT'L AIRPORT

9.3 Miles



DOWNTOWN PORTLAND

6.5 Miles

COMMERCIAL
BLACK.



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OREGON REAL ESTATE AGENCY

**Initial Agency
Disclosure Pamphlet**



8776 – 8778 NE SANDY BLVD

PORTLAND, OREGON 97220



BUILDING: +/- 1,920 SF Storefronts
+/- 1,920 SF Lower Level Office



LAND: +/- 3,478 SF Warehouse



- ✓ RARE ENTRY BASIS FOR PORTLAND FLEX / INDUSTRIAL
- ✓ VACANT SHELL - READY FOR TENANT IMPROVEMENTS
- ✓ SIGNIFICANT UPSIDE THROUGH INTERIOR + FACADE REPOSITIONING
- ✓ 16 INCH BLOCK EXTERIOR WALLS
- ✓ BRICK FAÇADE STOREFRONTS
- ✓ TWO SEPARATE STOREFRONTS
- ✓ STAIRWELL ACCESS TO WAREHOUSE VIA WEST STOREFRONT
- ✓ GOOD POWER
- ✓ HIGH CEILINGS
- ✓ MANAGEABLE TRUCK LOADING ON 88TH AT GRADE LEVEL DOORS



OWNER USER SCENARIO

- \$575,000 Purchase Price
- 10% Down Payment
- 6.15% Interest Rate 1st (90% 504)
- 25 Year Am Term
- \$517,500 Loan Amount



\$	\$3,381.87	Monthly P&I
\$	\$ 5.55 Per SF	Annual P&I
\$	\$.46 Per SF	Monthly P&I

↓ Lower than Submarket Average Lease Rates

👤 Subject to Lender Qualifications



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OWNER-USER ADVANTAGE

Build equity while controlling your operational costs.



STRONG INVESTMENT POTENTIAL

Flexible use, value-add opportunity in a growing market.



CUSTOMIZE TO YOUR NEEDS

Vacant shell ready for your vision and build-out.