

2340 SE GLADSTONE ST 4409 SE 24TH AVE

Portland, OR 97202

FOR SALE



PRESENTED BY CAPACITY COMMERCIAL GROUP



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PROPERTY OVERVIEW

Portfolio Addresses

2340 SE Gladstone St, 4409 SE 24th Ave,
and Eastside 4300 Block SE 24th Ave
Portland, OR 97202

Sale Price \$15,999,000

Individual Building Price(s) Call for further details

Occupancy 80 - 90%

NOI Call for further details

Total Rentable SF 141,719 SF





PROPERTY OVERVIEW

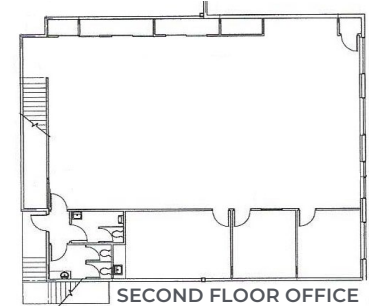
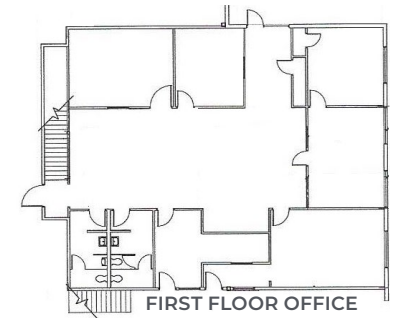
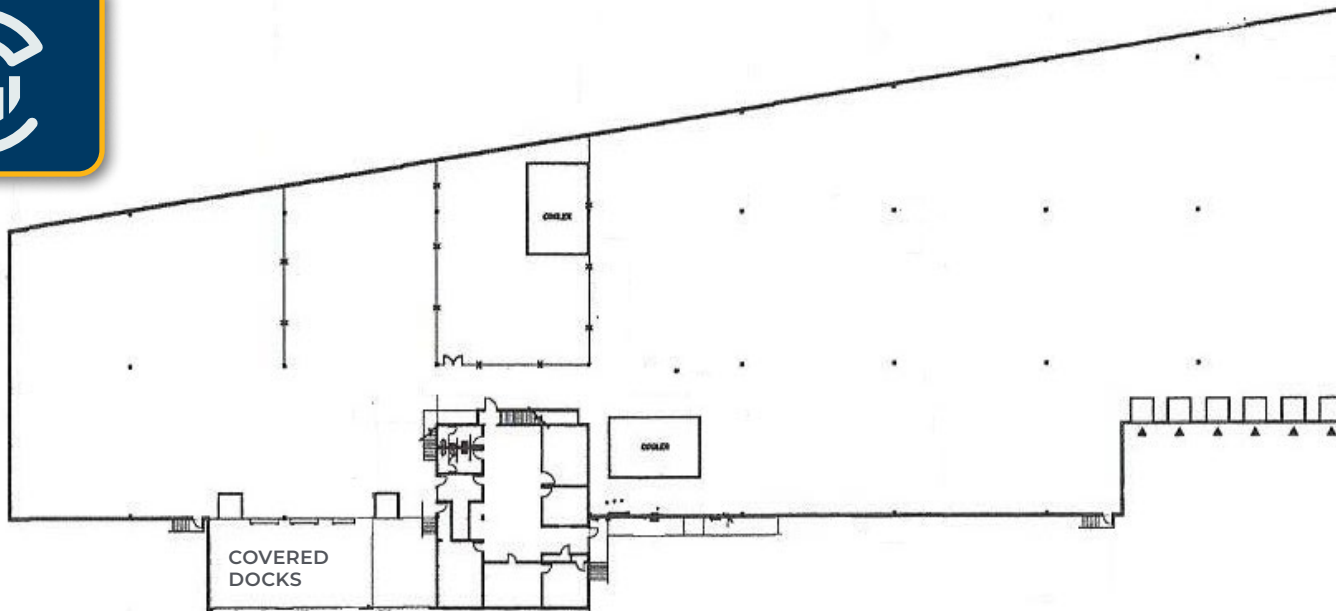
Address	4409 SE 24th Ave Portland, OR 97202
Building Size	± 63,000 SF (± 6,000 SF 2-Story Office)
Lot Size	± 1.77 Acres (77,101 SF)
Zoning	IG1
Dock Loading	9 Dock Doors (3 Recessed) EOD Levelers & 2 Hydraulic Levelers
Clear Height	27'
Power	3-Phase 240v - 600 amps
Sprinklers	Yes
Parking	Off-Street
Exterior Storage	6,000 SF Yard



PROPERTY OVERVIEW

Address	2340 SE Gladstone St Portland, OR 97202
Building Size	± 78,719 SF (± 8,000 SF 2-Story Office)
Lot Size	± 2.41 Acres (104,980 SF)
Zoning	IG1
Loading	6 Grade Doors 1 Dock Doors
Clear Height	13' - 18'
Power	3 Phase 480v - 1,200 Amps
Sprinklers	Yes
Parking	Off-Street
Exterior Storage	17,200 SF Yard

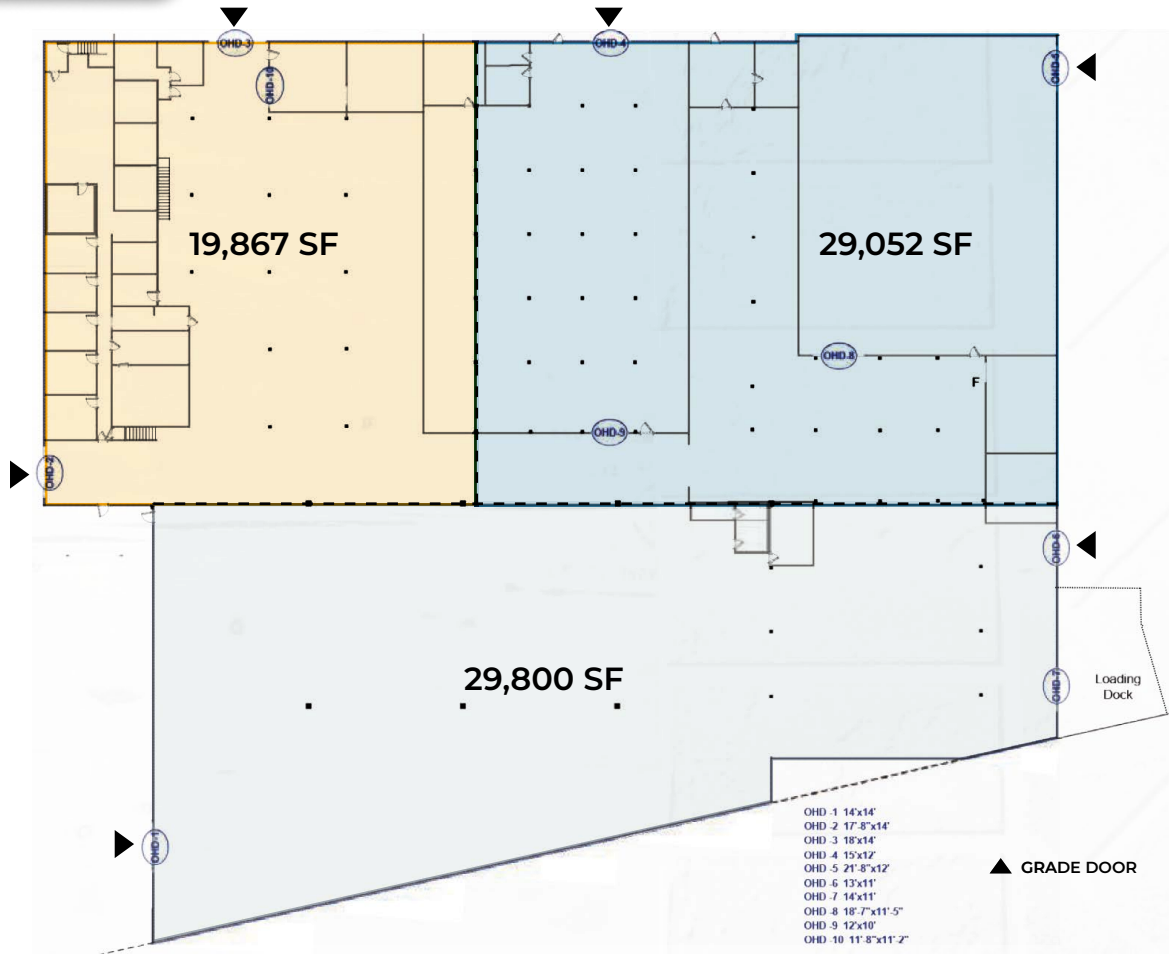
4409 SE 24TH AVENUE - FLOOR PLAN



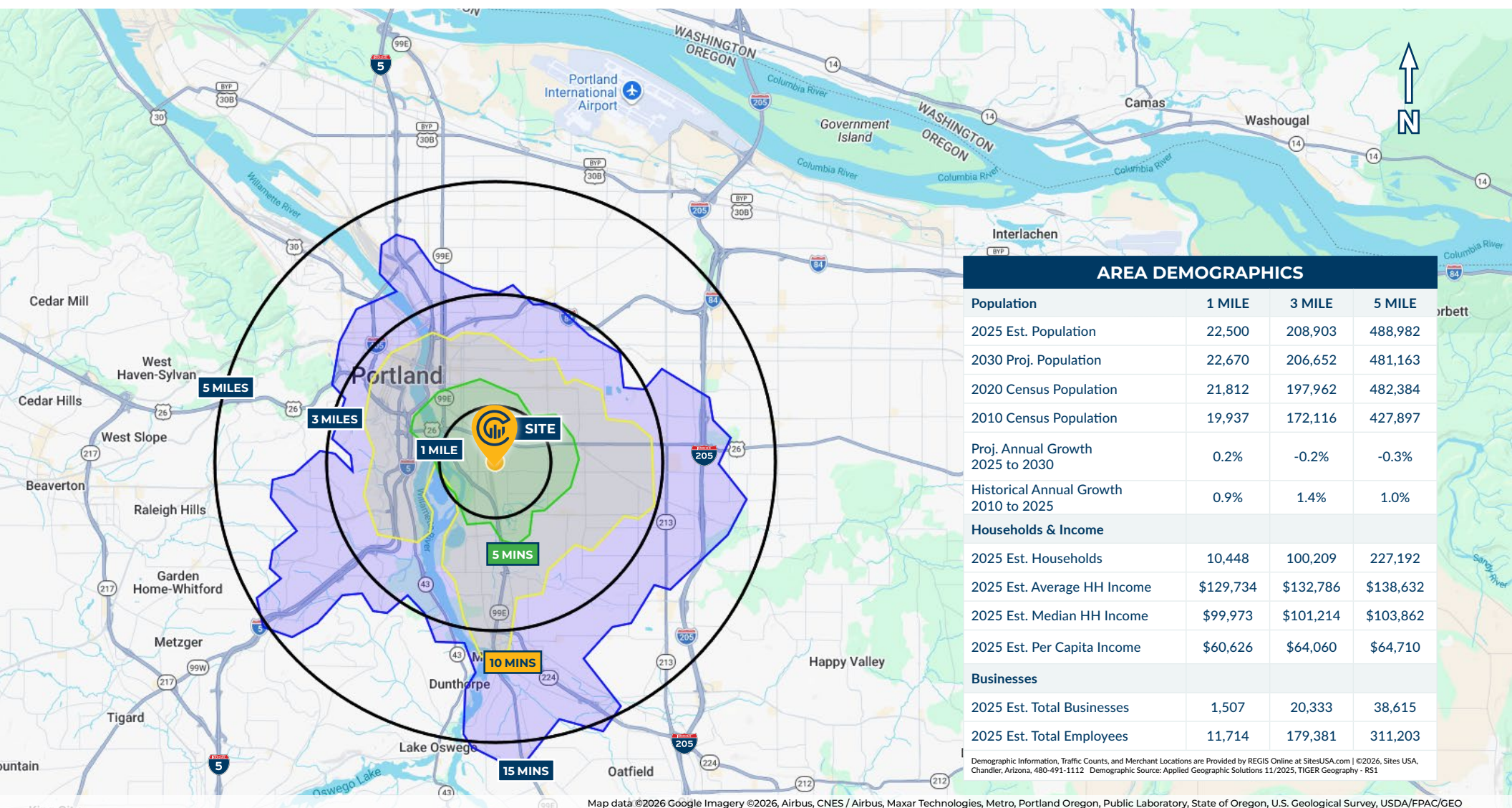
2340 SE GLADSTONE STREET - FLOOR PLAN



POTENTIAL DEMISING PLAN



Property Drive-Time & Demographics



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