

For Sale

NO
TRESPASSING

Prime Industrial Opportunity with Expansive Yard
2706 NE Columbia Blvd, Portland, OR 97211

Offered at:
\$949,500

For more information or a property tour, please contact:

Don Johnson, Broker
503-212-2715
djohnson@bhhsnw.com



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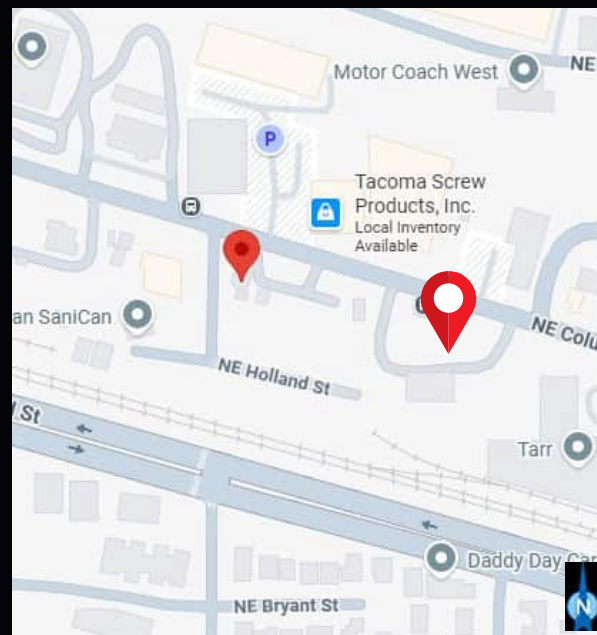
Prime Industrial Opportunity with Expansive Yard

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COMMERCIAL SPACE FOR SALE

Property Overview

- This versatile property features a well-maintained office building and a massive graveled yard, ideal for equipment storage, vehicle fleets, or light industrial operations.
- Total Site Area: Approximately 0.59 Acres (3 tax lots).
- Yard Space: 20,700 SF graveled yard, fully fenced with three separate rolling gates for easy access.
- Building Size: 1,377 SF house currently used as an on-site office.
- Zoning: IG2 (General Industrial 2), allowing for a wide range of industrial and commercial uses.



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Key Features & Amenities

- **Flexible Office Space:** A two-story building (built 1952) with 1,041 SF on the main floor, 336 SF upper level, and an 800 SF unfinished basement for additional storage.
- **Storage Buildings:** Includes a 240 SF detached garage and an 800 SF (40'x20') concrete storage shop equipped with power and water.
- **Accessibility:** Multiple curb cuts and high-flow entry points via three rolling gates.
- **Visibility:** 275 feet of frontage on NE Columbia Blvd with a daily traffic count of over 14,000 vehicles.

Location Highlights

- **Strategic Access:** Minutes from Portland International Airport (PDX) and major logistics routes including I-205 and I-84.
- **Connectivity:** High-visibility location in the Northeast Portland industrial corridor, providing excellent brand exposure.



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