

Unique Production/ Warehouse Opportunity

American Can Warehouse
2120 NW 27th Ave, Portland, OR 97210

MONTEGOMERY PARK



FOR LEASE

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

Joe Curran
503.616.0992
jcurran@macadamforbes.com
Licensed in OR & WA

Tyler Collins
503.416.0088
tcollins@macadamforbes.com
Licensed in OR

Todd Collins
503.972.7283
todd@macadamforbes.com
Licensed in OR & WA

2 Centerpointe Drive, Suite 500 | Lake Oswego OR 97035 | www.macadamforbes.com | 503.227.2500

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PROPERTY DESCRIPTION

Unique opportunity at the base of Montgomery Park for a user looking for clean and functional warehouse space in the thriving Slabtown/NW area. The American Can Warehouse can accommodate a myriad of production and warehouse uses and was most recently occupied by Adidas and the production company associated with the television show, Grimm.

PROPERTY HIGHLIGHTS

- Approximately 27,348 SF shell with 7,652 SF of supporting mezzanine
- Two oversized grade level doors
- Supporting office and restrooms
- High ceilings/Heavy power
- 1/2 mile to freeways; HWY 30 and I-405
- Zoning: EXd
- Close proximity to a number of amenities including Forest Park, Slabtown and numerous dining options
- Food, beverage and additional amenities coming soon to adjacent Montgomery Park property

OFFERING SUMMARY

Lease Rate:	Call Broker for Pricing
Building Size (approx.):	35,000 SF
Available SF (approx.):	35,000 SF



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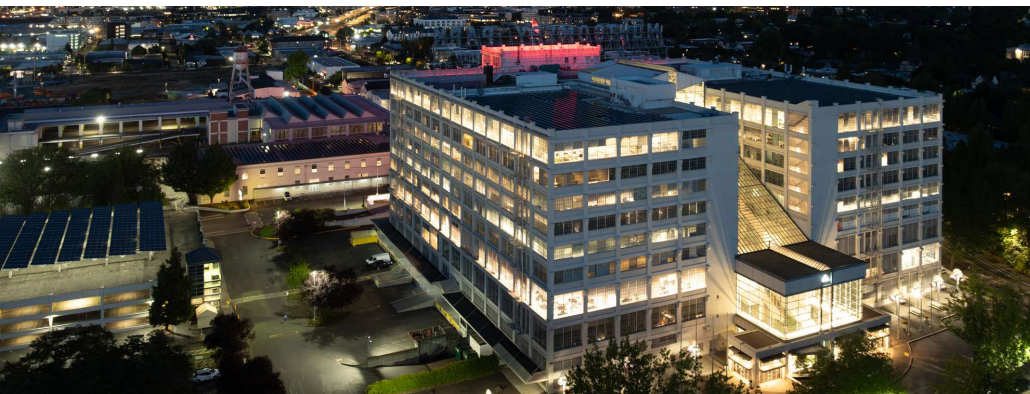
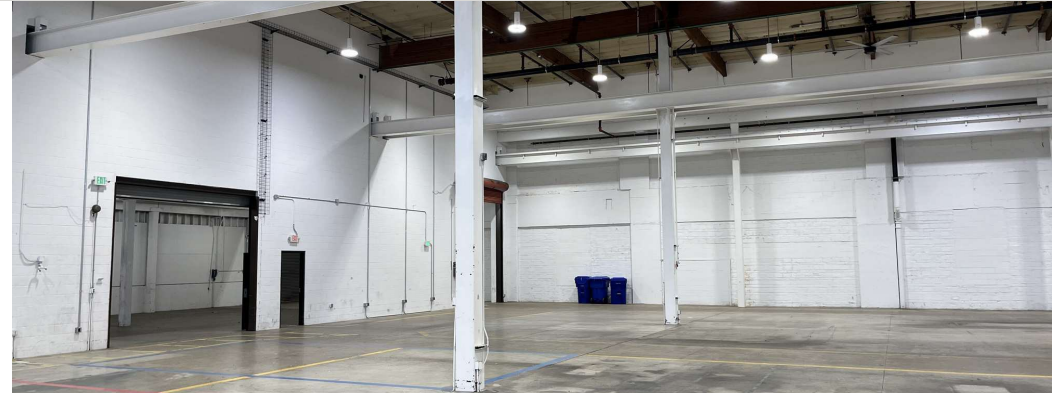
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LOCATION OVERVIEW

Montgomery Park is a landmark building and business center in Portland's Northwest Industrial District. Originally constructed in 1920 as a Montgomery Ward mail-order catalog warehouse, it has since been transformed into a prominent office warehouse and retail complex, retaining its historic charm while accommodating modern needs.



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