FOR SALE

12005 N LOMBARD ST

Industrial Contractor Site Available in Rivergate

6,798 SF | 0.63 AC | Sale Price $1,150,000

12005 N Lombard St, Portland, OR

- Fully improved contractor yard
- Versatile industrial setup
- Approximately 6,798 SF of improvements on 0.63-acre (27,443 SF)
- Zoned Heavy Industrial (IH), allowing for a wide range of industrial and contractor-related uses

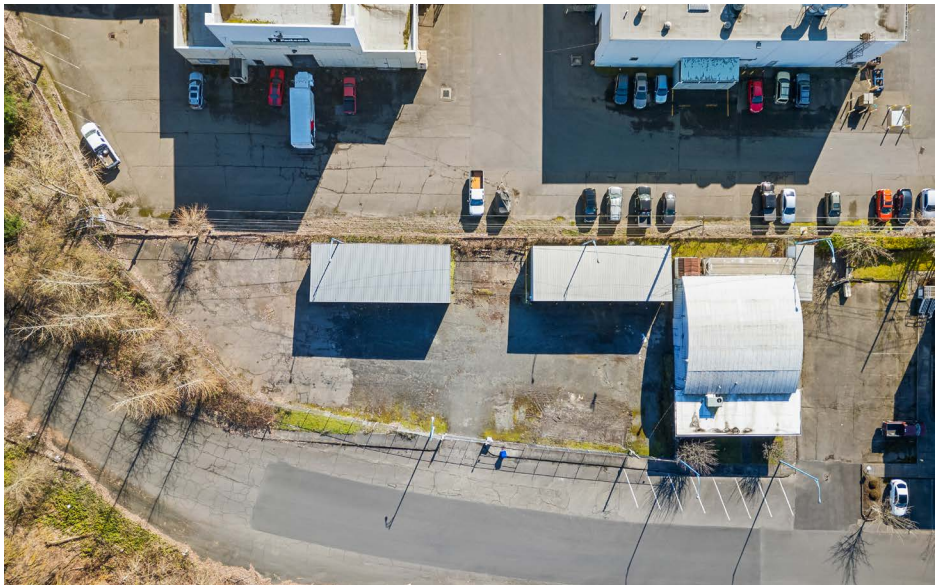
DANIEL HELM, SIOR
Senior Vice President | Licensed in OR & WA
503-542-2899
dhelm@capacitycommercial.com

DANIEL SAYLES, SIOR
Senior Vice President | Licensed in OR & WA
503-542-4351
dsayles@capacitycommercial.com

MARK CHILDS, SIOR
Principal | Licensed in OR & WA
503-542-4350
markc@capacitycommercial.com

The information contained herein has been obtained from sources deemed reliable. However, Capacity and its agents make no guarantee of accuracy.

PROPERTY SUMMARY



PROPERTY DETAILS	
Address	12005 N Lombard St Portland, OR
Office	+/- 2,100 SF
Shop	+/- 1,777 SF
Three-Sided Storage	+/- 1,453 SF +/- 1,518 SF
Site Size	0.63 AC
Year Built	1960
Marked Parking Spaces	7
Zoning	Heavy Industrial (IH)
APN	R325499
Sale Price	$1,150,000

Location Features

- Fully secured and fenced perimeter
- Paved yard area
- Exterior lighting
- Functional layout for equipment storage, fleet parking, and material staging

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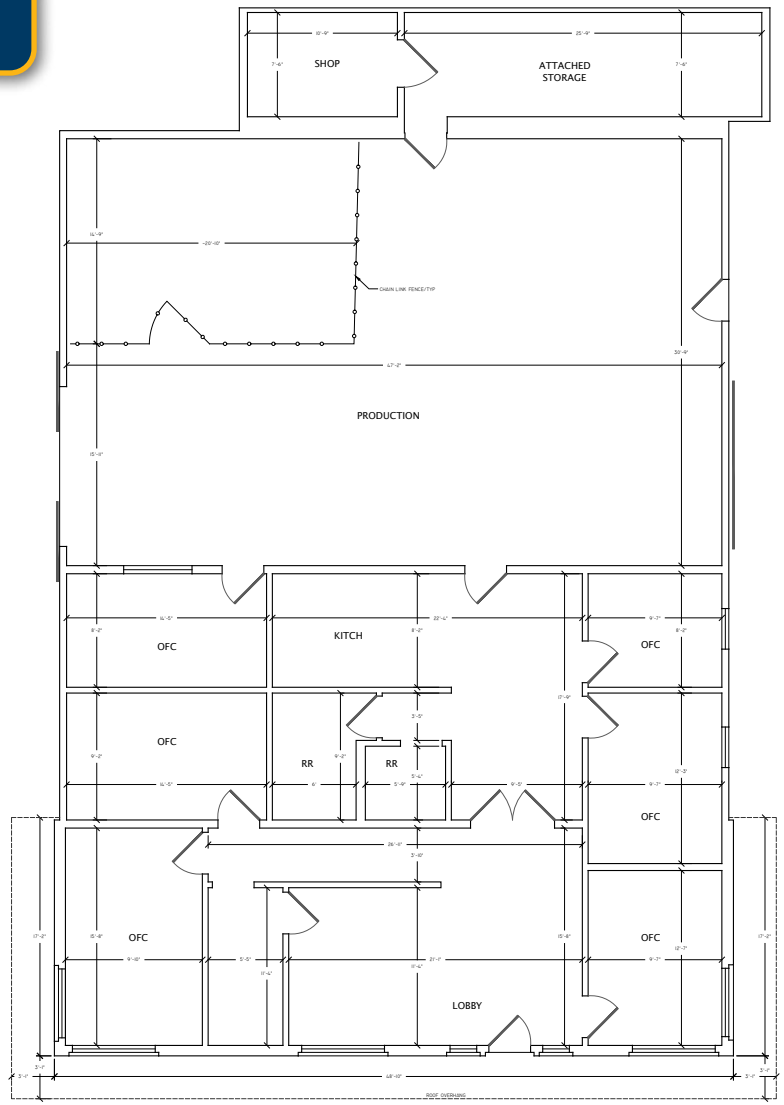
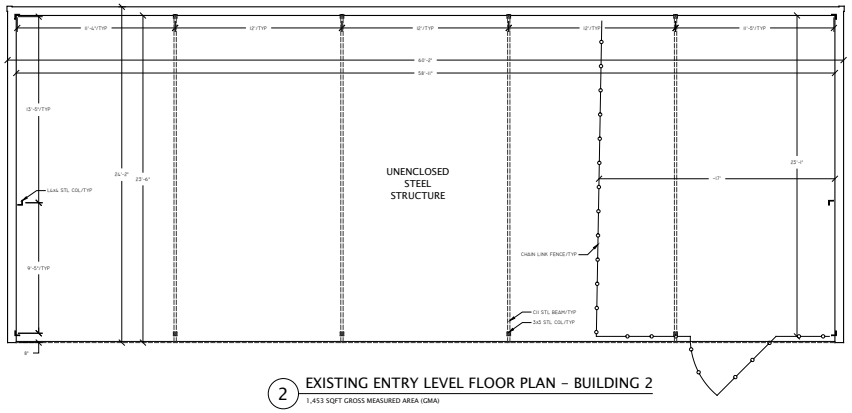
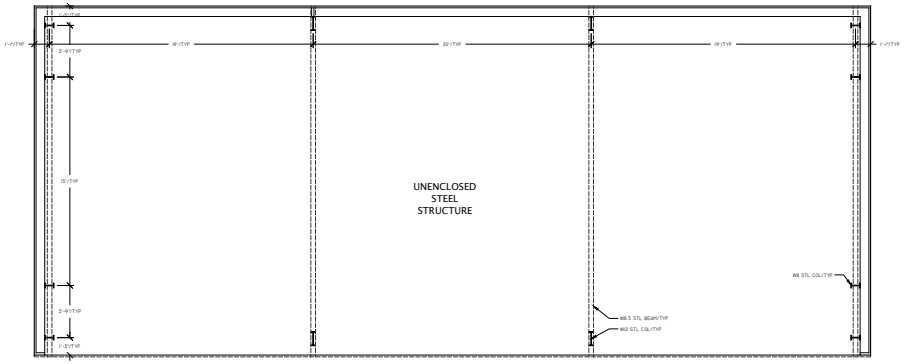
FLOOR PLANS



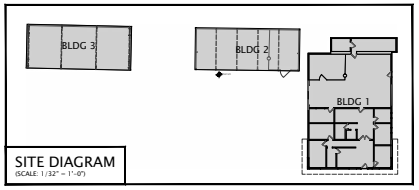
1 EXISTING ENTRY LEVEL FLOOR PLAN – BUILDING 1
3,551 SQFT GROSS MEASURED AREA (GMA)



2 EXISTING ENTRY LEVEL FLOOR PLAN – BUILDING 2
1,453 SQFT GROSS MEASURED AREA (GMA)



3 EXISTING ENTRY LEVEL FLOOR PLAN – BUILDING 3
1,518 SQFT GROSS MEASURED AREA (GMA)



SITE DIAGRAM
(SCALE: 1/32" = 1'-0")

NOTE: BUILDINGS IN MODELSPACE ARE NOT DRAFTED SITE-RELATIVE DUE TO THE RELATIVE ANGLES OF THE BUILDINGS, BUT DATUM POINTS CAN BE USED TO ARRANGE THEM AS SHOWN IN THIS SITE DIAGRAM AS NEEDED.

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OFFICE PHOTOS

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SHOP PHOTOS

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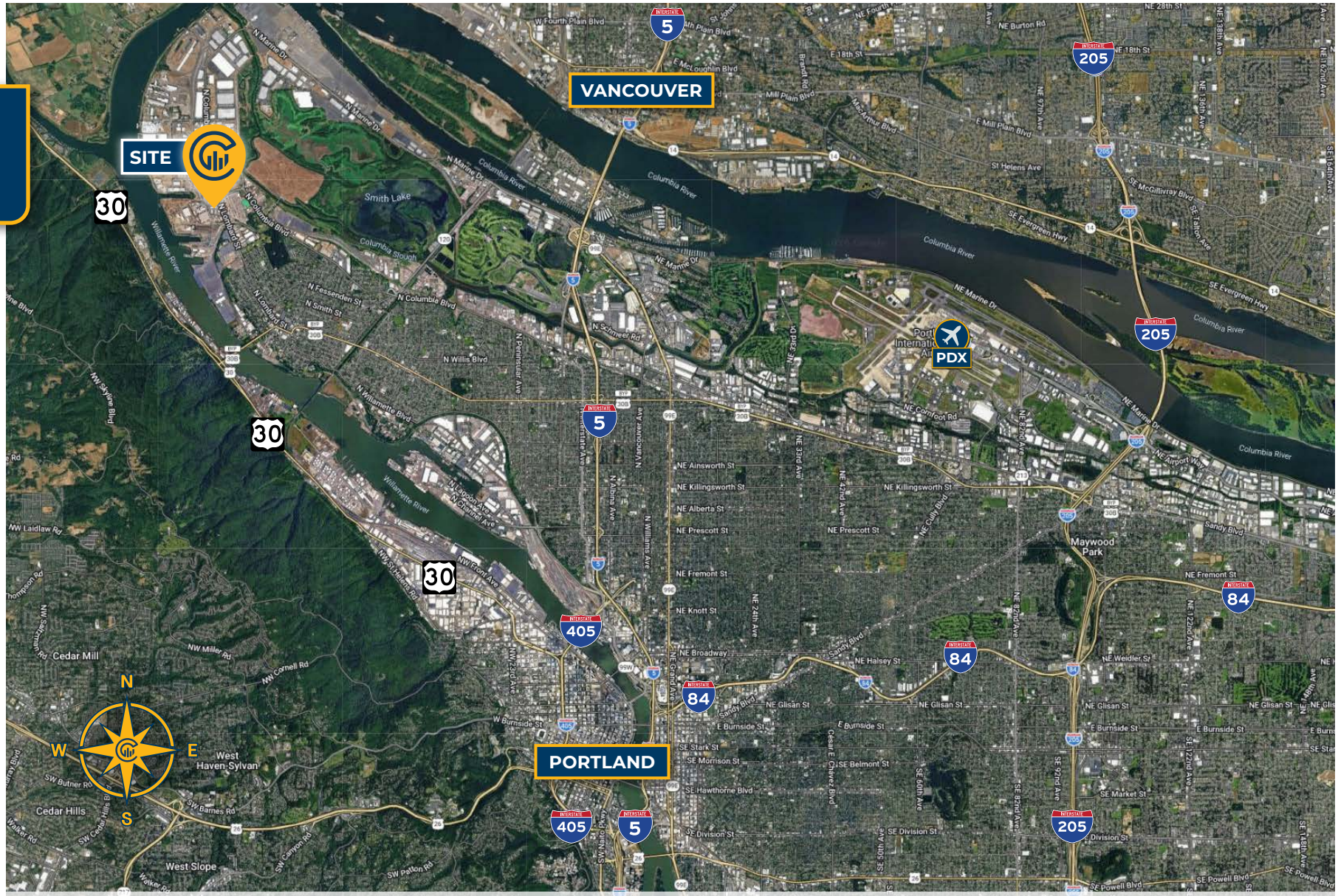
LOCAL AERIAL MAP



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