

FOR SALE OR LEASE

# PRICE REDUCED!

*Flex/Industrial Stand-Alone Building In a Highly-Coveted Central NW Portland Location*

2451 NW 28TH AVE, PORTLAND, OR

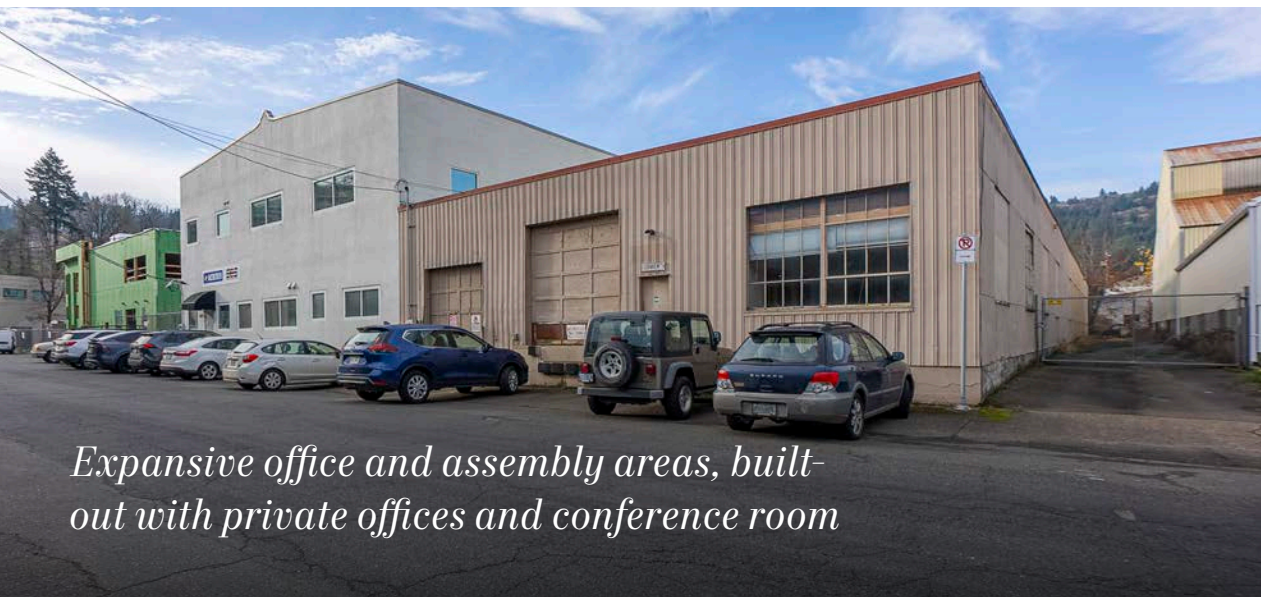


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km Kidder  
Mathews



2451 NW 28TH AVE



*Expansive office and assembly areas, built-out with private offices and conference room*

*Rare centrally-located NW  
Portland Industrial/Flex building.*

PROPERTY SIZE	±18,000 SF Warehouse
	±6,050 SF 1st Floor Office
	±11,000 SF 2nd Floor Office
	<b>±35,050 SF Total</b>
LOT SIZE	0.84 acres
AVAILABLE SPACE	25,869 - 35,050 SF
LOADING	2 dock-high, 2 grade-level doors
CLEAR HEIGHT	22'
YEAR BUILT /RENOV.	1928 / 2018
ZONING	Heavy Industrial (IH)
PARKING	14 on-site stalls plus on-street
LOCATION	Northwest Portland submarket

~~*\$5.595M*~~

OLD SALE PRICE

*\$5.345M*

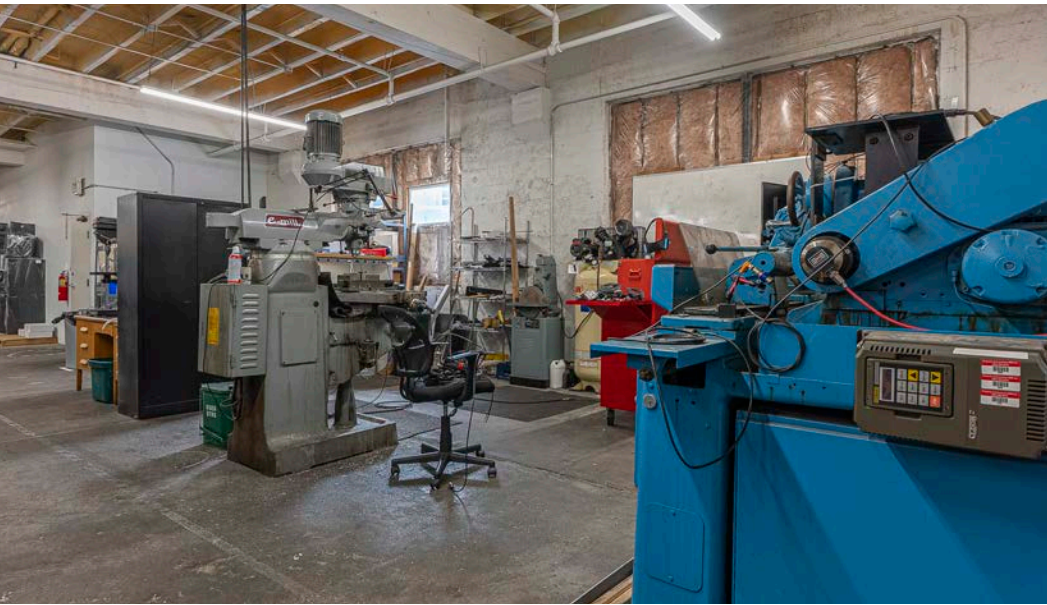
REDUCED SALE PRICE

*\$1/SF/MO*

LEASE RATE, NNN

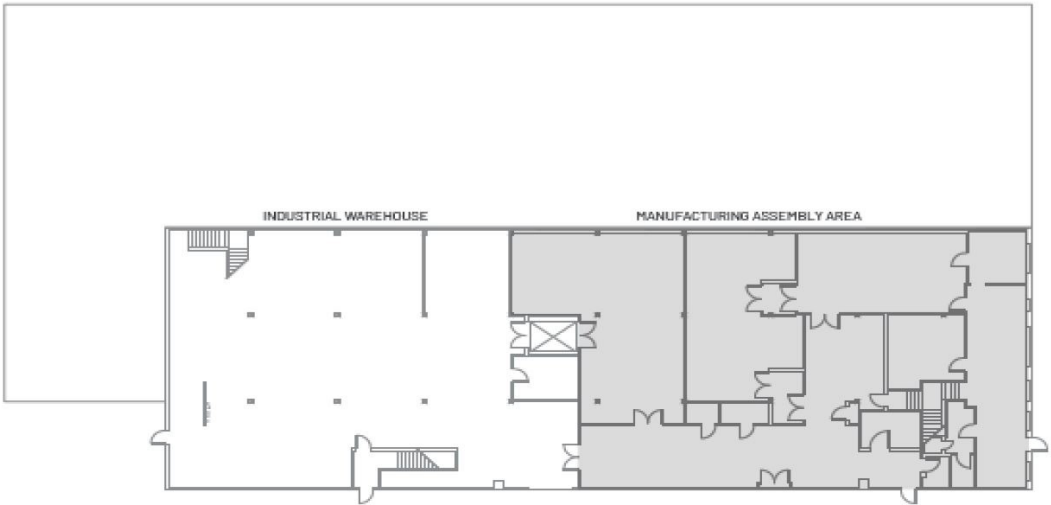


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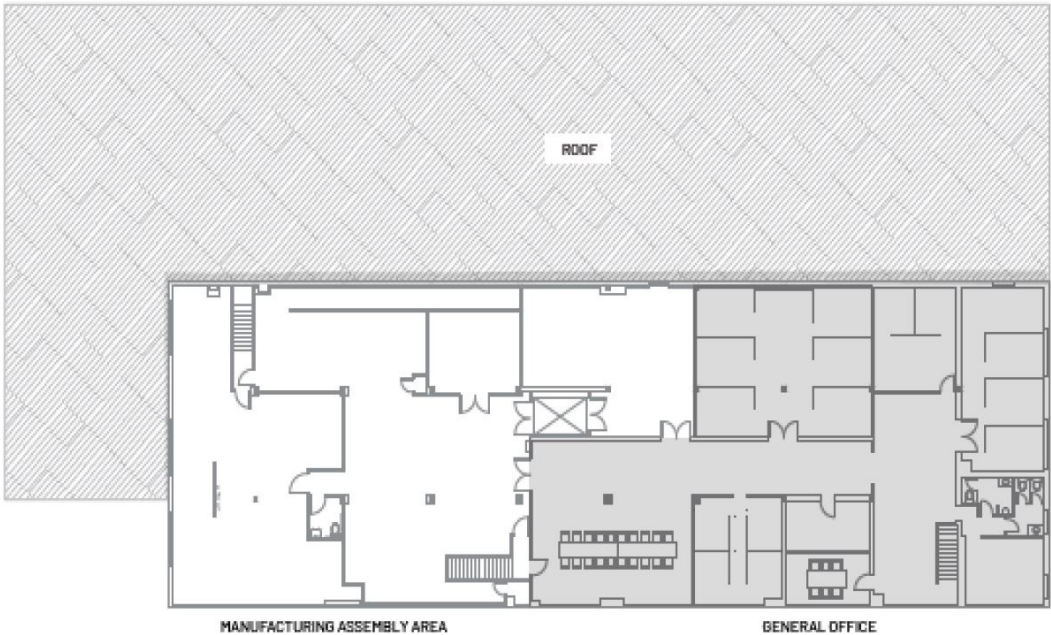




FIRST  
FLOOR



SECOND  
FLOOR



# PROPERTY HIGHLIGHTS

## EXCELLENT LOCATION

The property is located in the premier location of Northwest Portland, just minutes from downtown, easily accessible via HWY 30, I-405, and NW St. Helens Rd, and near numerous restaurants and shops in Slabtown/Northwest Portland.

## MULTI-TENANT DESIGN

The property is currently divided into 2 tenants, Accretech and Great Notion Brewing. Accretech occupies 25,869 SF and the Great Notion Brewing occupies 9,181 SF. Accretech is vacating 8/31/2025. Great Notion Brewing's lease runs through 10/31/2025 and has interest in renewing. A tenant would have the ability to occupy just the 25,869 SF space if desired, or the full 35,050 SF building. A buyer has the ability to occupy the 25,869 SF portion and lease out the remainder of the building to Great Notion Brewing, or a buyer could occupy the entire 35,050 SF building.

## FLEXIBLE USE

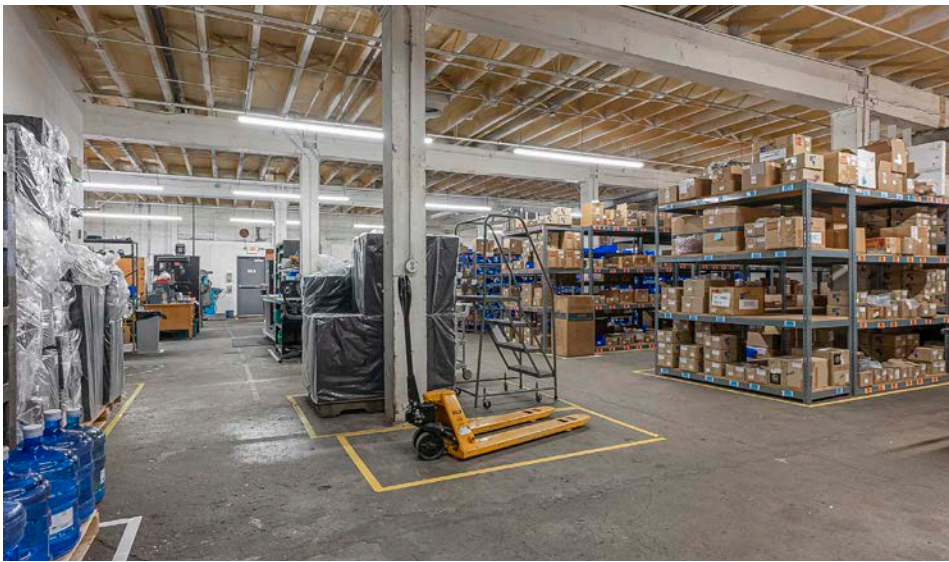
The Heavy Industrial (IH) zoning allows for a wide range of uses including manufacturing/production, warehousing, wholesale sales, industrial service, vehicle service/repair, etc.

## RARE OFFICE/WAREHOUSE RATIO

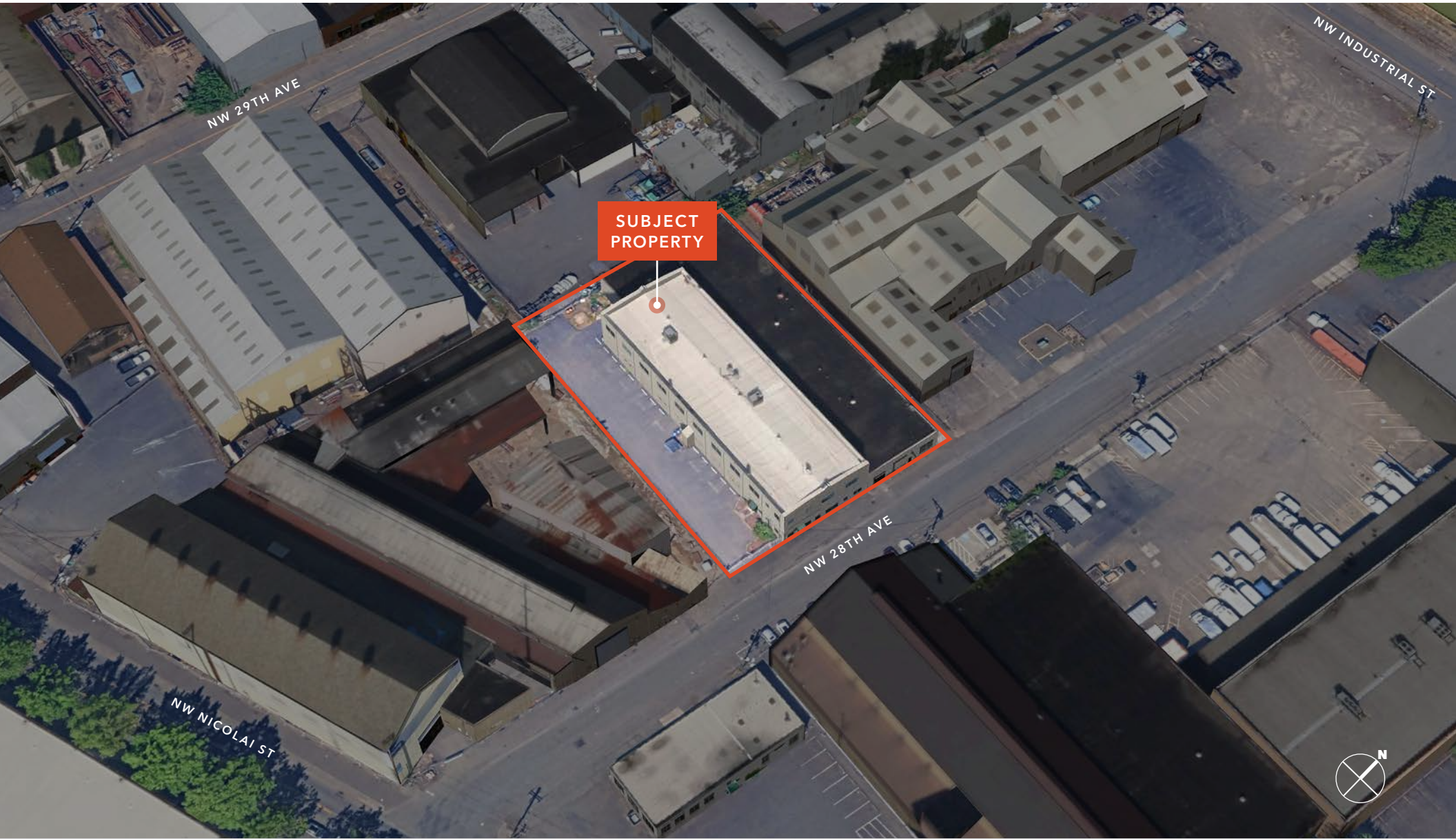
Unique office/assembly/flex build-out well-below replacement cost. Multiple possibilities of office configuration component storage, laboratory use, etc.

## MULTIPLE BUILDING IMPROVEMENTS

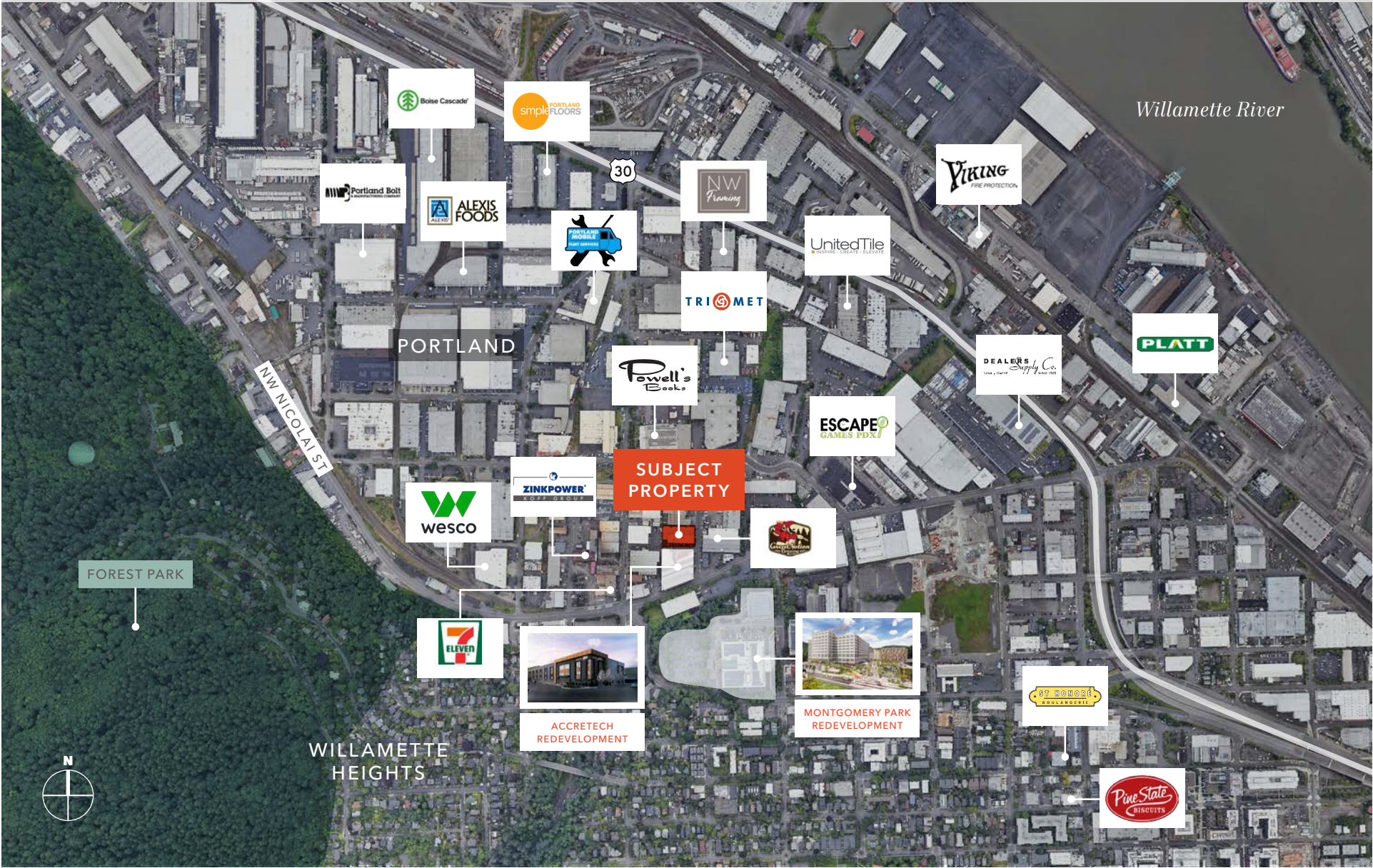
There have been several renovations made to the building in the last 5 years including new exterior and interior paint, office carpeting, warehouse heating and lighting, stairway retreading, etc.















## 2451 NW 28TH AVE

*For more information on  
this property, please contact*

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