

Recently Renovated Warehouse Space

3630 SE 20TH AVENUE, PORTLAND, OR 97232



FOR
SUBLEASE



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PROPERTY DESCRIPTION

Warehouse offers lots of natural light with glass roll-up door and new windows on the north wall. The space has been recently renovated with new office, restrooms, updated warehouse lighting. Two story office (375 SF on each floor) has new HVAC Splits.

PROPERTY HIGHLIGHTS

- Landlord will go direct and extend the term if desired.
- Triple Nets: \$1,074.00 (\$0.294/SF)
- 750 SF two-story office

OFFERING SUMMARY

Sub-Lease Schedule:

June 1, 2024 - May 31, 2025:	\$5,391.00 per month (NNN)
June 1, 2025 - August 31 2025:	\$5,607.00 per month (NNN)
Available SF:	3,650 SF



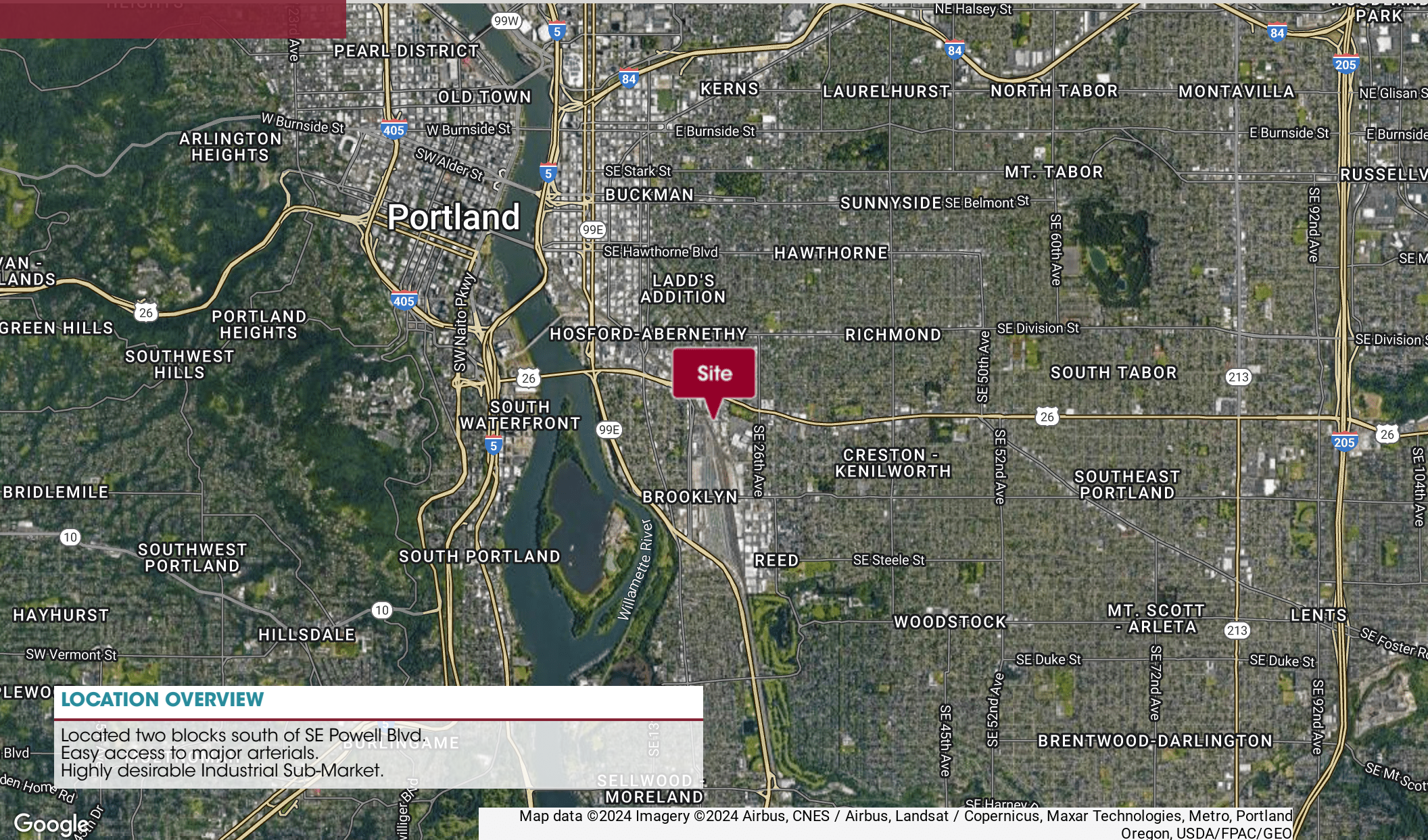
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FOR LEASE

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LOCATION OVERVIEW

Located two blocks south of SE Powell Blvd.
Easy access to major arterials.
Highly desirable Industrial Sub-Market.

Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, Metro, Portland Oregon, USDA/FPAC/GEO



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