

FOR SALE OR LEASE

# PRICE REDUCED!

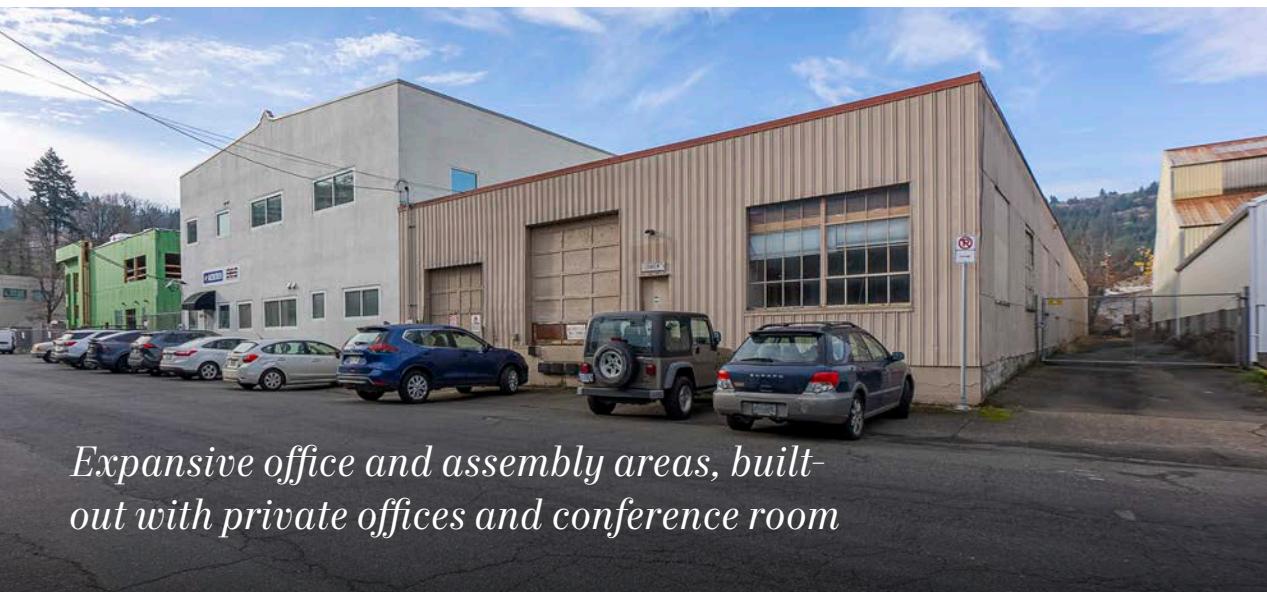
*Flex/Industrial Stand-Alone Building In a Highly-Coveted Central NW Portland Location*

2451 NW 28TH AVE, PORTLAND, OR



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*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 ±35,050 SF Total
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

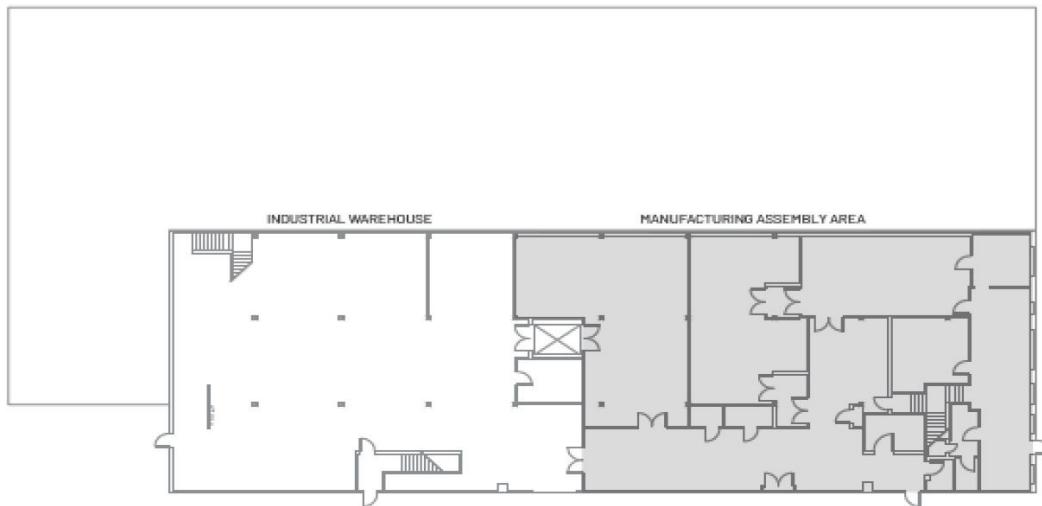
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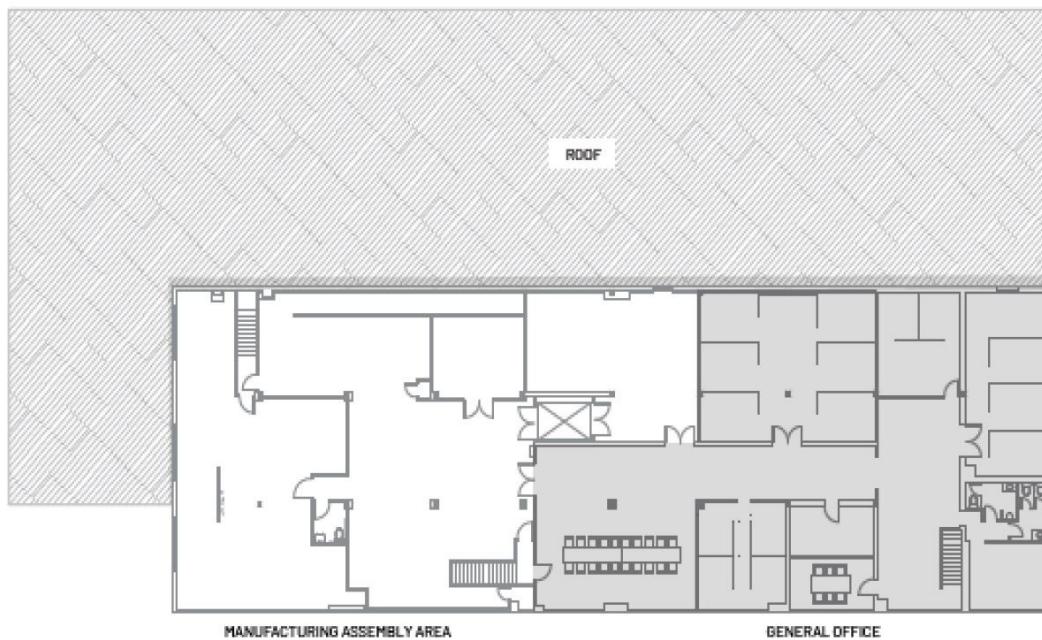
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FIRST  
FLOOR



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 spaces. There is a 25,869 SF flex space that is vacant. There is another 9,181 sf warehouse space that is occupied by Great Notion Brewing. Great Notion Brewing's lease runs through 5/31/2026 with no options to renew. They are paying \$5,327.78/month Gross. A buyer or tenant would have the ability to occupy just the 25,869 SF space and continue leasing the remainder of the building to Great Notion Brewing. A buyer/tenant could also occupy the full 35,050 SF building upon Great Notion's lease expiration.

### FLEXIBLE USE

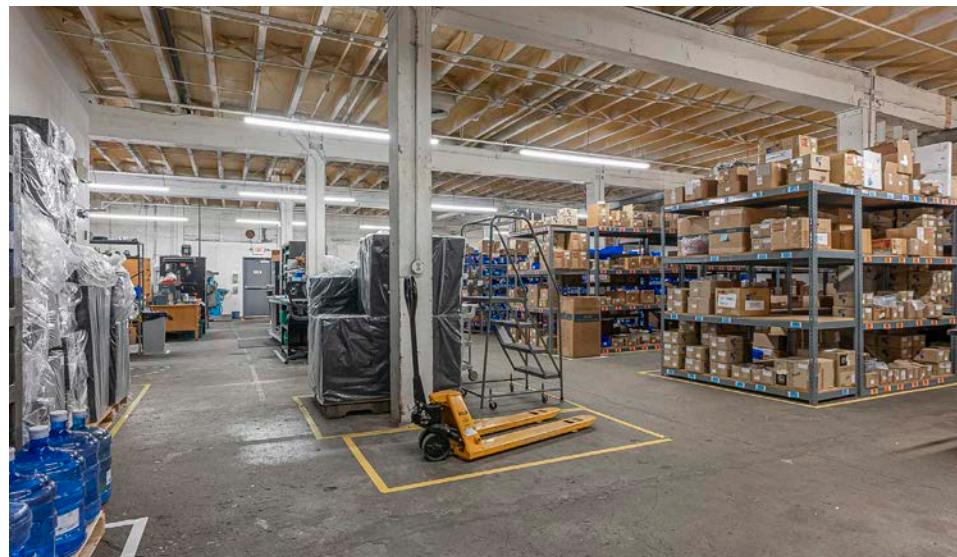
The Heavy Industrial (IH) zoning allows for a wide range of uses including manufacturing/production, warehousing, wholesale sales, industrial service, vehicle service/repair, etc.

### RARE OFFICE/WAREHOUSE RATIO

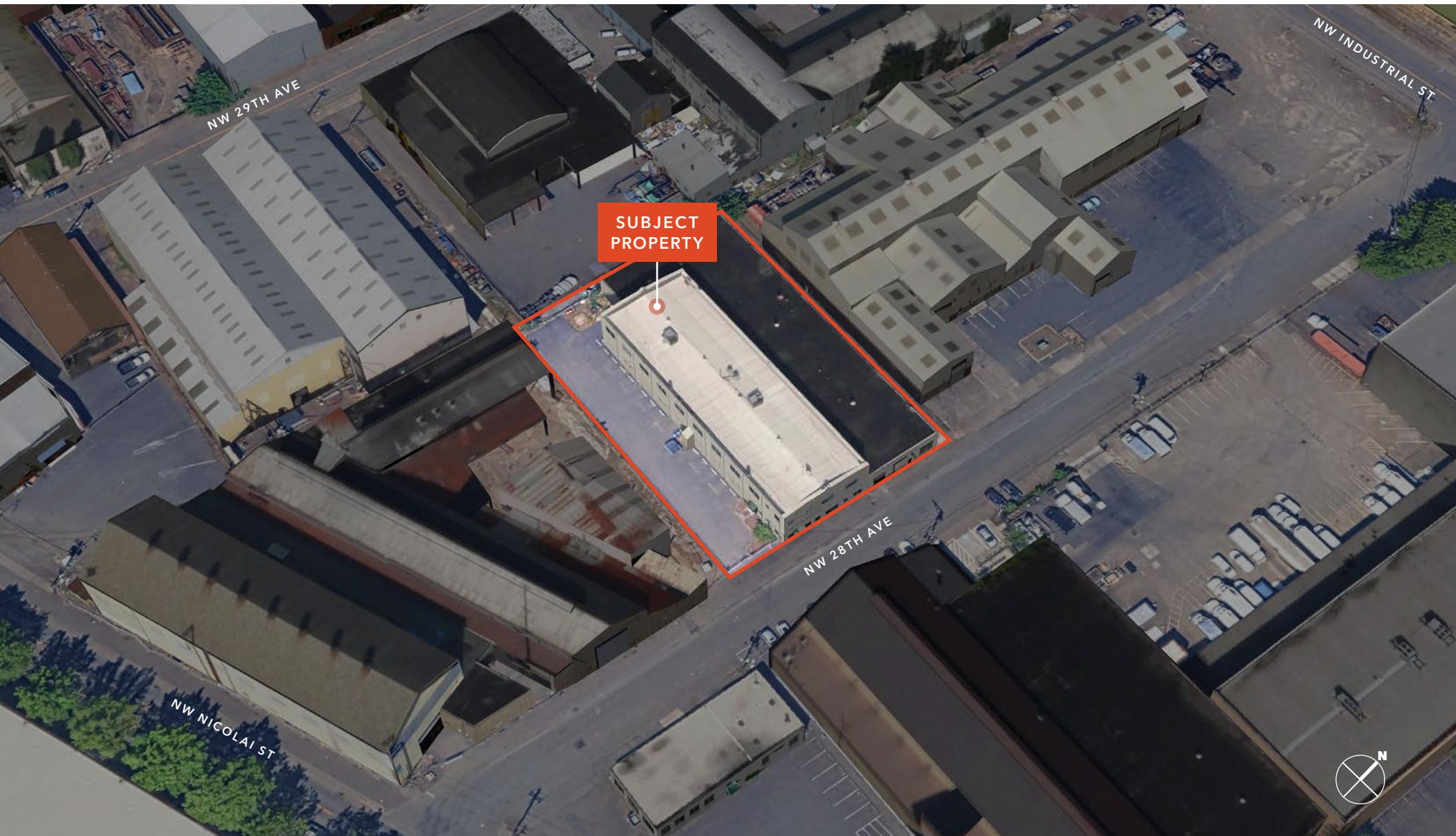
Unique office/assembly/flex build-out well-below replacement cost. Multiple possibilities of office configuration component storage, laboratory use, etc.

### 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.

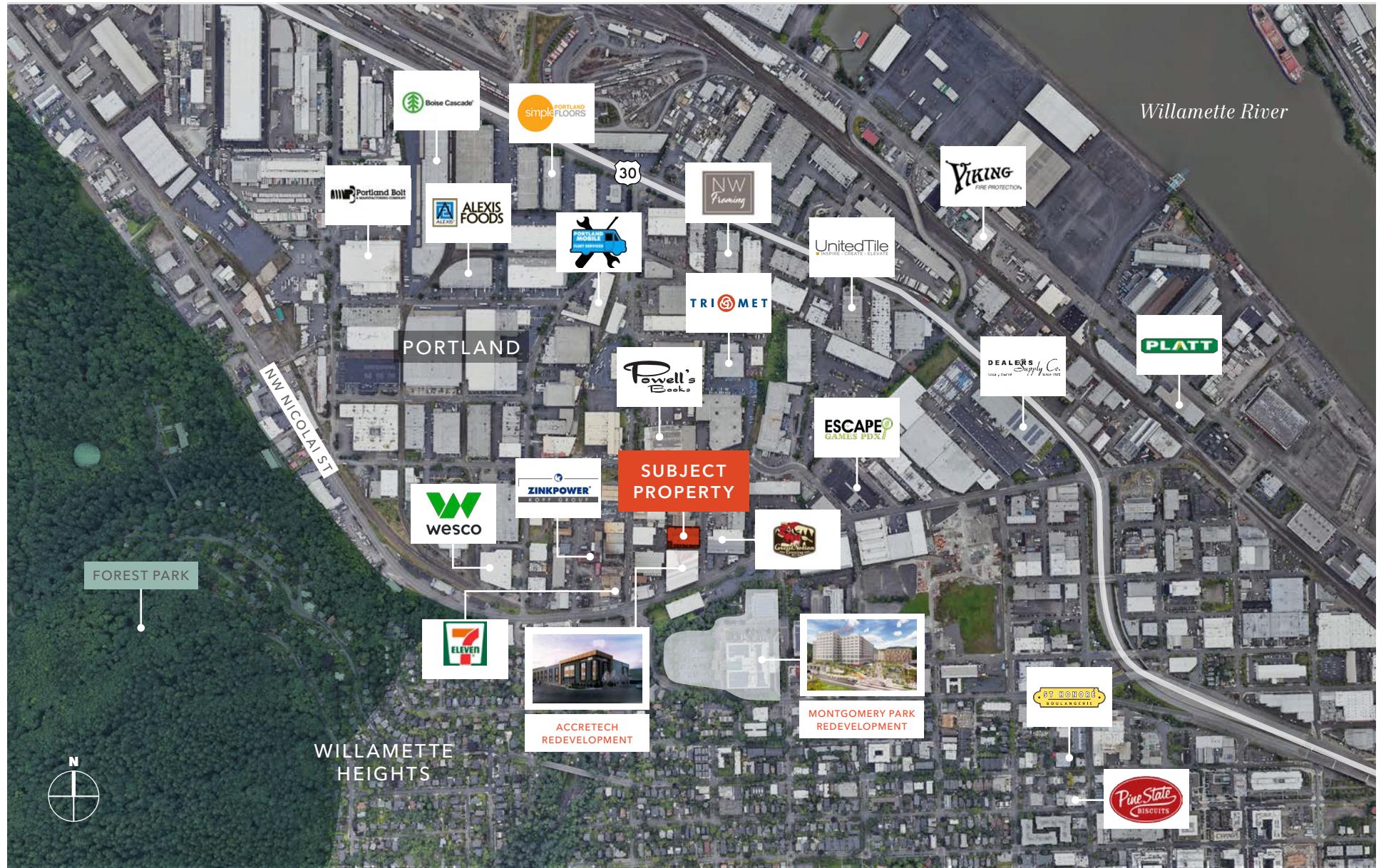


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## 2451 NW 28TH AVE

*For more information on  
this property, please contact*

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