

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

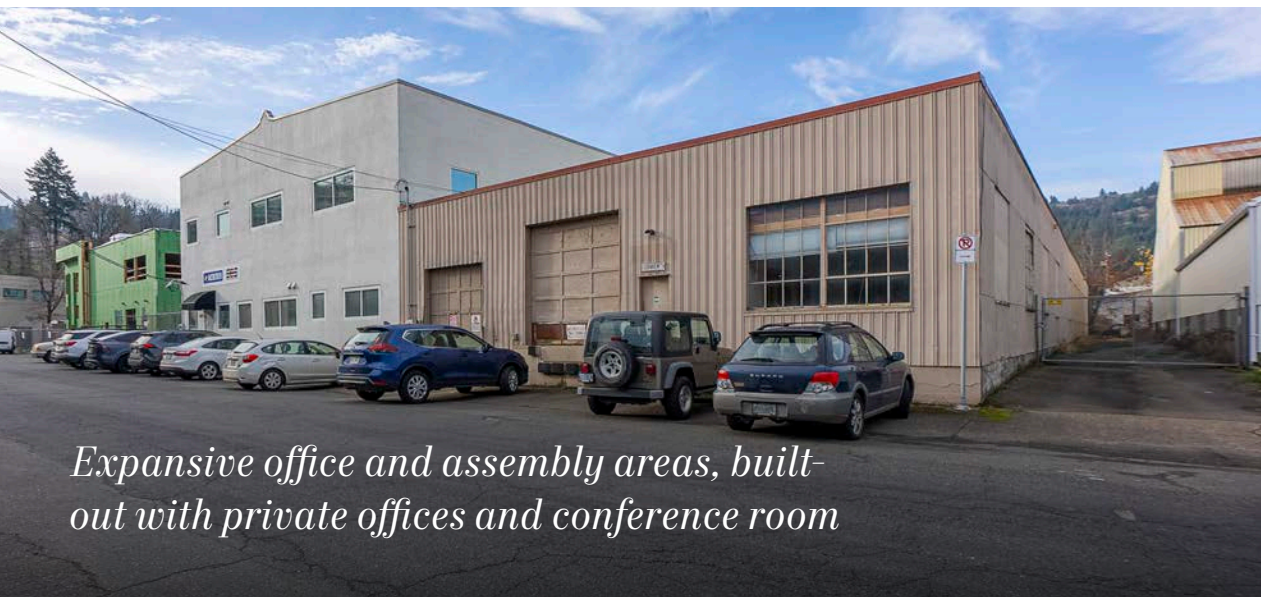


KIDDER.COM

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



2451 NW 28TH AVE

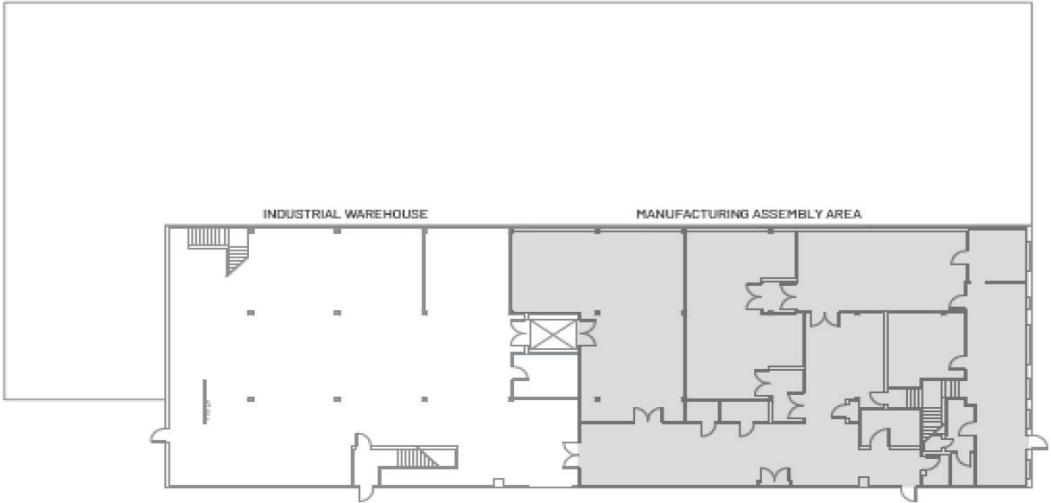


AVAILABLE FOR SALE OR LEASE

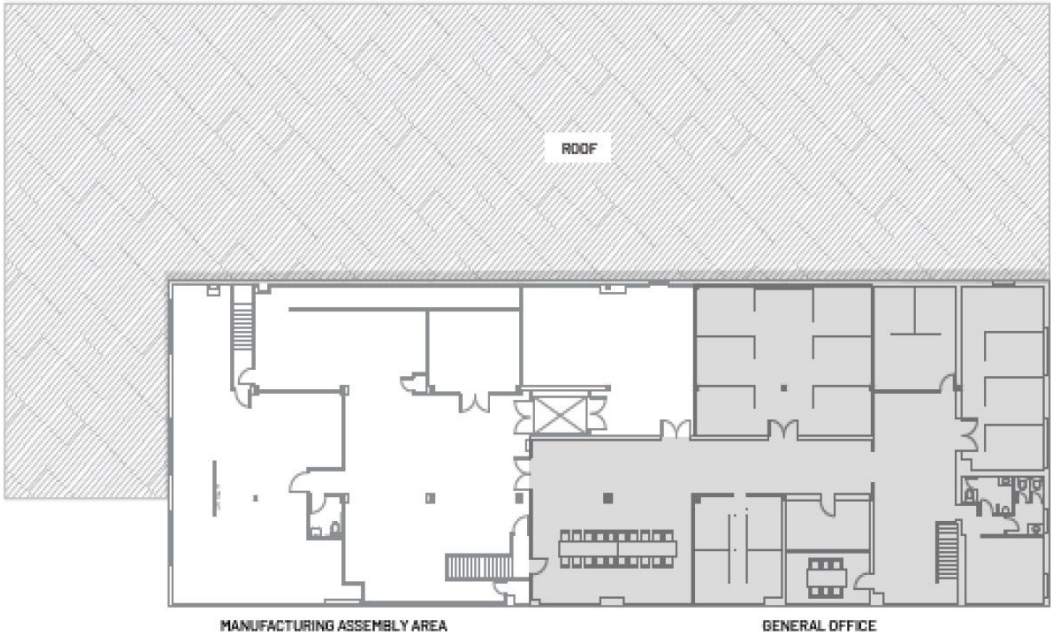
KIDDER MATHEWS



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

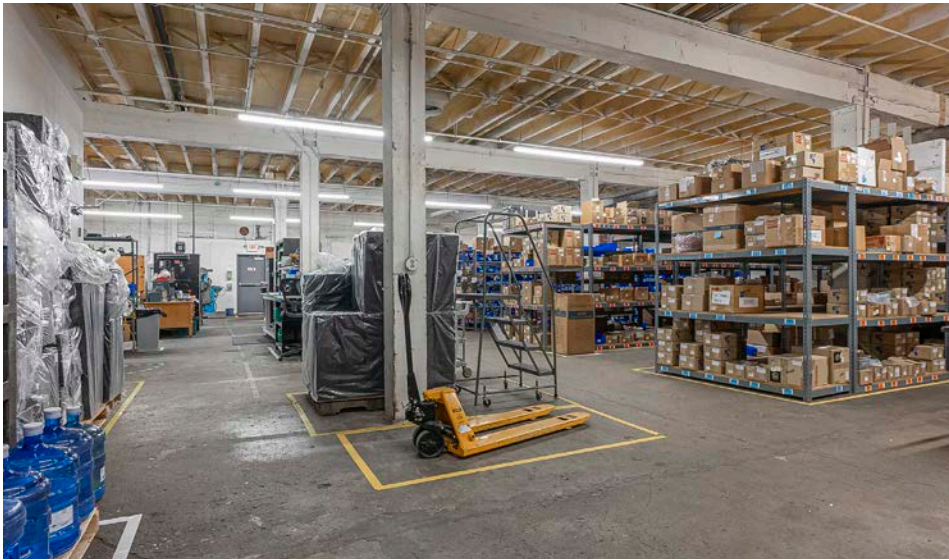
The Heavy Industrial (IH) zoning allows for a wide range of uses including manufacturing/production, warehousing, wholesale sales, industrial service, vehicle service/repair, etc.

## RARE OFFICE/WAREHOUSE RATIO

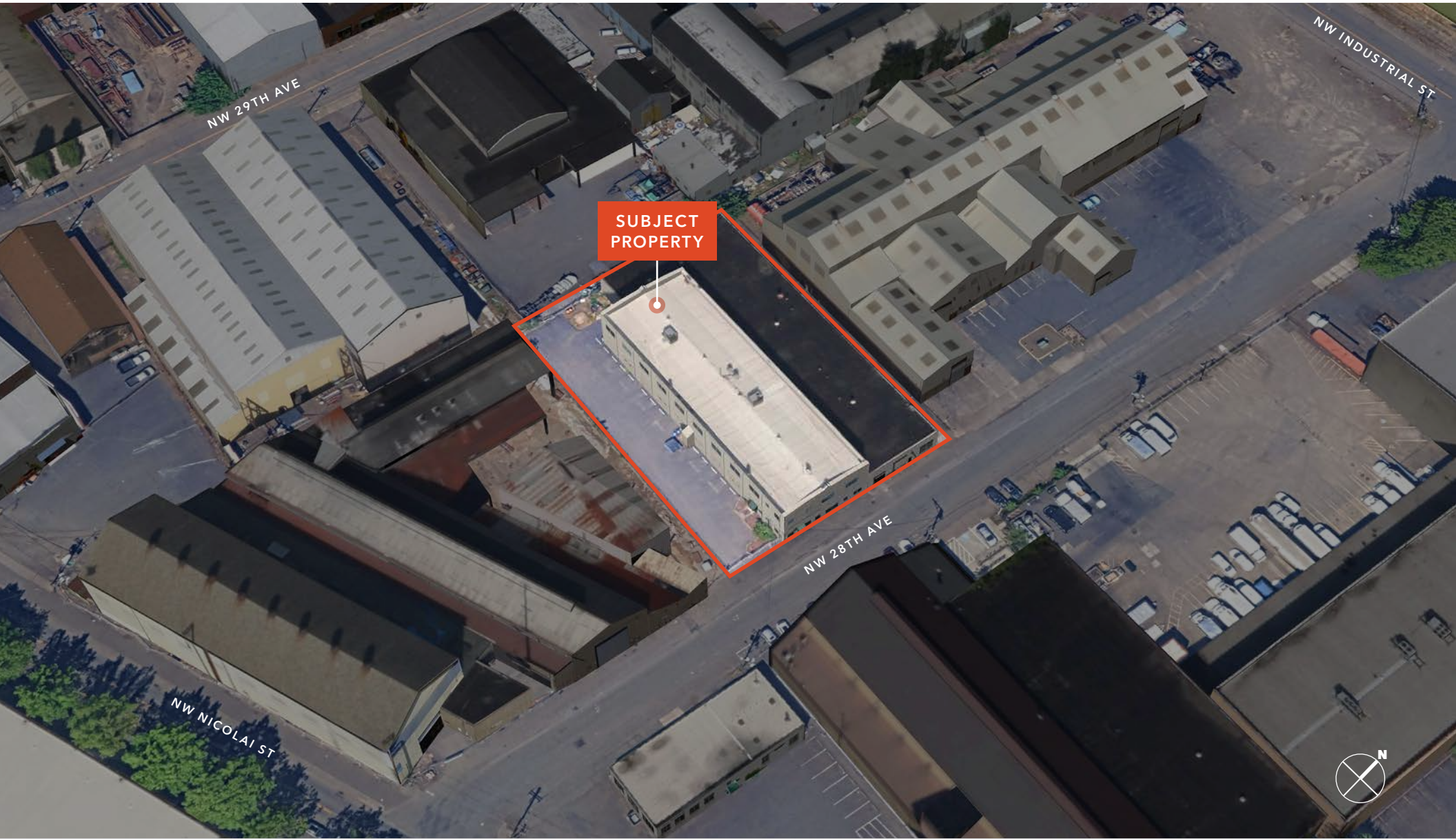
Unique office/assembly/flex build-out well-below replacement cost. Multiple possibilities of office configuration component storage, laboratory use, etc.

## MULTIPLE BUILDING IMPROVEMENTS

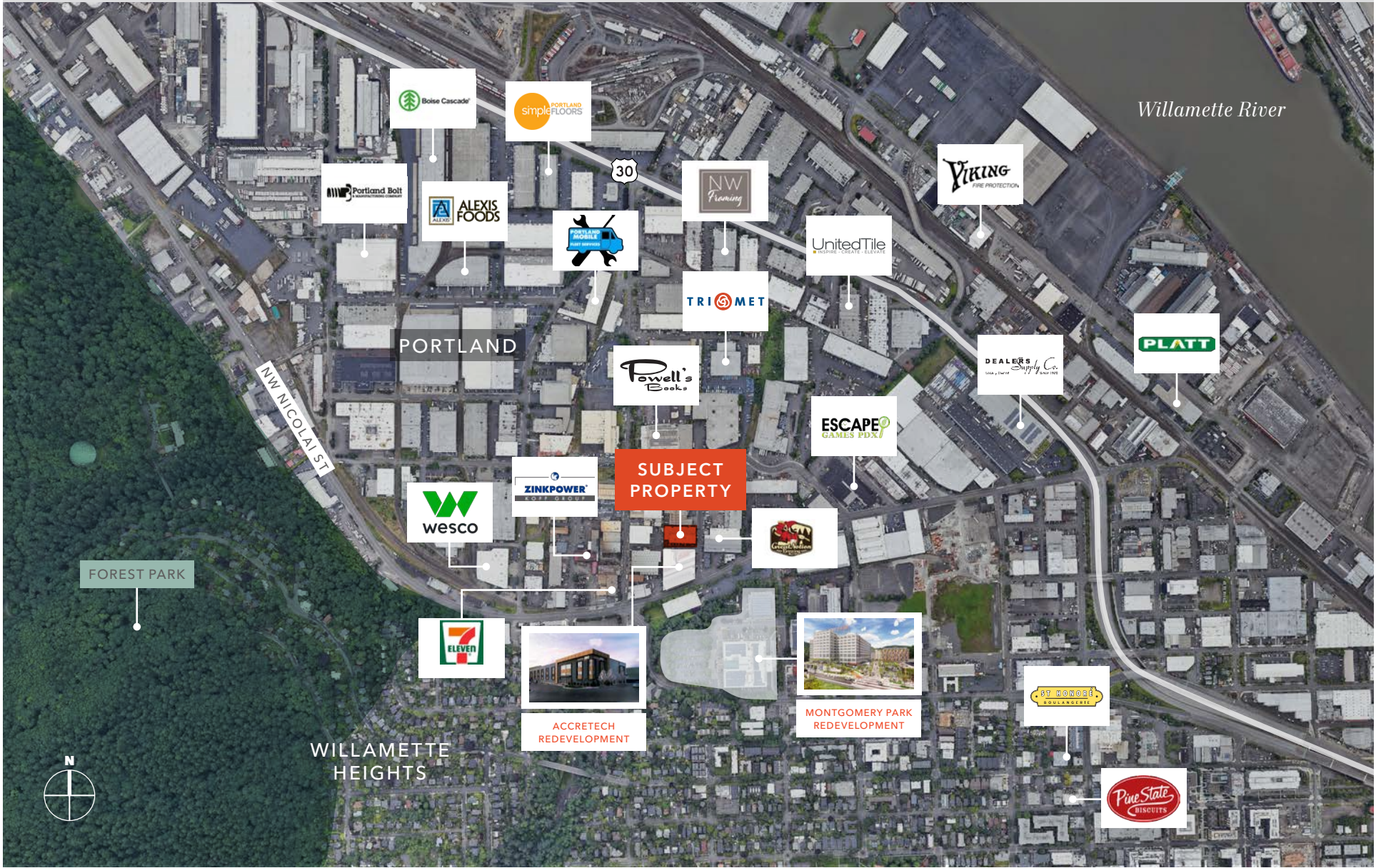
There have been several renovations made to the building in the last 5 years including new exterior and interior paint, office carpeting, warehouse heating and lighting, stairway retreading, etc.















## 2451 NW 28TH AVE

*For more information on  
this property, please contact*

CHRIS DOWHANIUK  
503.789.5308  
[chris.dowhaniuk@kidder.com](mailto:chris.dowhaniuk@kidder.com)

ZACH FRANCIS  
503.221.2290  
[zach.francis@kidder.com](mailto:zach.francis@kidder.com)

KARLA HANSEN  
503.721.2727  
[karla.hansen@kidder.com](mailto:karla.hansen@kidder.com)

[KIDDER.COM](https://www.kidder.com)

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

