

# FOR SALE: Arrow Building

3455 SE 21st AVENUE, PORTLAND, OR



## PROPERTY DESCRIPTION

3455 SE 21st Ave offers a rare chance to own or lease a versatile property in the heart of one of Portland's most dynamic neighborhoods. Just minutes from the Central Eastside and with easy access to major transit routes, this location is ideal for creative office, light industrial, or maker space. With flexible zoning and excellent visibility, it's perfect for businesses looking to grow in a vibrant, centrally located community.

## PROPERTY HIGHLIGHTS

- Office area includes three (3) privates, breakroom, two (2) restrooms and parts counter.
- Three (3) grade doors:
  - Two (2) 8'x10' doors and one (1) 14'x16' door
- 16' clear height
- Paved, fenced, and secured yard area
- Mezzanine storage above office

## OFFERING SUMMARY

<b>Sale Price:</b>	\$1,800,000
<b>Building Size:</b>	5,222 SF
<b>\$ / Bldg SF:</b>	\$344.70
<b>Lot Size:</b>	14,810
<b>Zoning:</b>	IG1

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>Total Households:</b>	9,474	104,499	217,070
<b>Total Population:</b>	20,744	210,462	475,011
<b>Average HH Income:</b>	\$113,262	\$108,455	\$112,200

## ADAM BEAN

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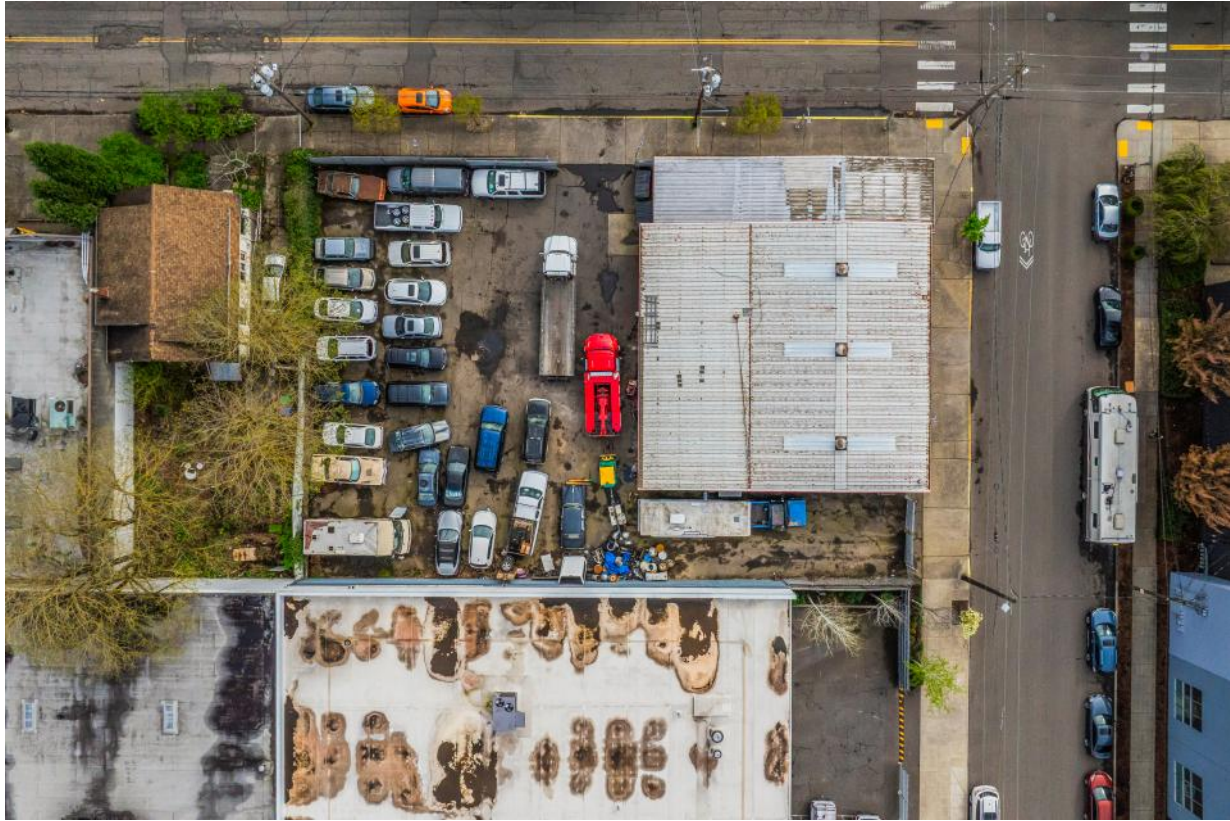
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# Property Aerial

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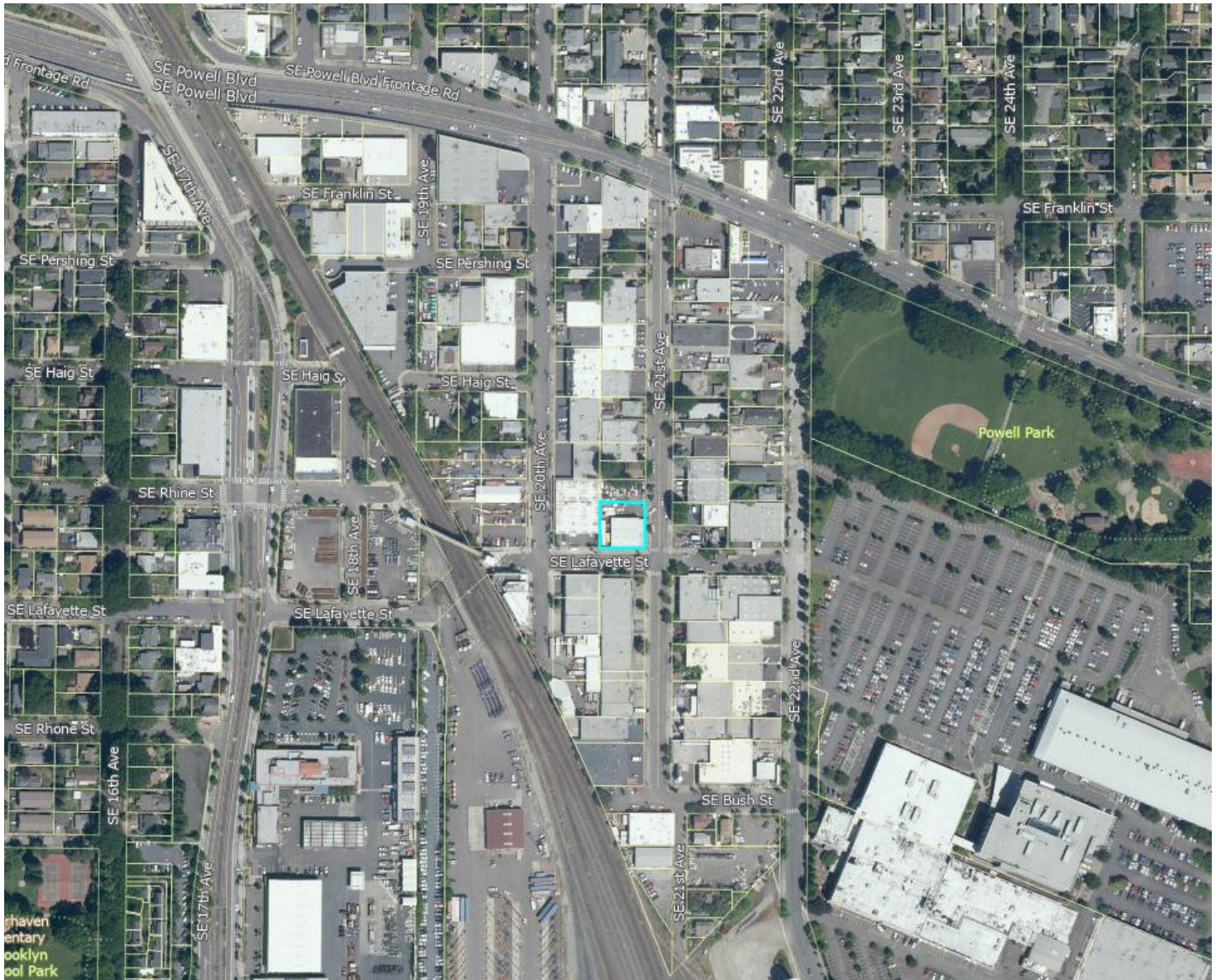
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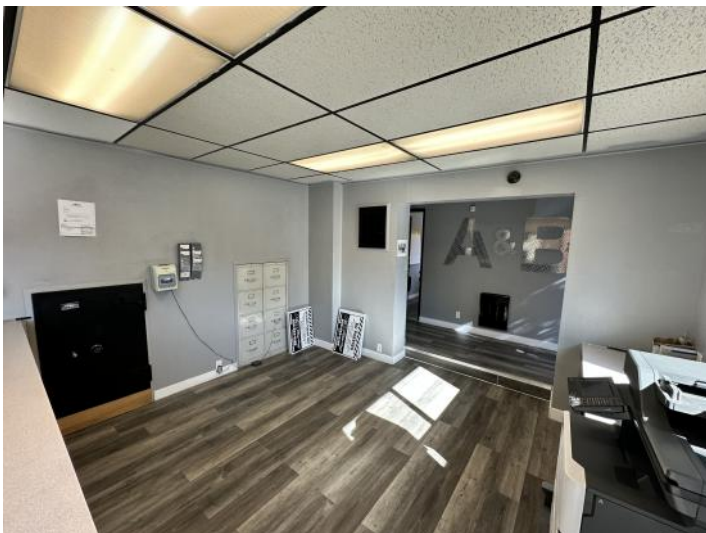
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# Additional Photos

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# Zoning

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Table 140-1 Employment and Industrial Zone Primary Uses						
Use Categories	EG1	EG2	EX	IG1	IG2	IH
<b>Residential Categories</b>						
Household Living	L[1]	L[1]	Y	CU [2]	CU [2]	CU [2]
Group Living	L[1]	L[1]	Y	CU [2]	CU [2]	CU [2]
<b>Commercial Categories</b>						
Retail Sales And Service	L/CU [3]	L/CU [3]	Y	L/CU [4]	L/CU [5]	L/CU [6]
Office	Y	Y	Y	L/CU [4]	L/CU [5]	L/CU [6]
Quick Vehicle Servicing	Y	Y	N	Y	Y	Y
Vehicle Repair	Y	Y	Y	Y	Y	Y
Commercial Parking	CU [14]	CU [14]	CU [14]	CU [14]	CU [14]	CU [14]
Self-Service Storage	L [8]	L [8]	L [7]	Y	Y	Y
Commercial Outdoor Recreation	Y	Y	Y	CU	CU	CU
Major Event Entertainment	CU	CU	CU	CU	CU	CU
<b>Industrial Categories</b>						
Manufacturing And Production	Y	Y	Y	Y	Y	Y
Warehouse And Freight Movement	Y	Y	Y	Y	Y	Y
Wholesale Sales	Y	Y	Y	Y	Y	Y
Industrial Service	Y	Y	Y	Y	Y	Y
Bulk Fossil Fuel Terminal	L [16]	L [16]	N	L [16]	L [16]	L [16]
Railroad Yards	N	N	N	Y	Y	Y
Waste-Related	N	N	N	L/CU [8]	L/CU [8]	L/CU [8]

Y = Yes, Allowed

CU = Conditional Use Review Required

L = Allowed, But Special Limitations

N = No, Prohibited

## GENERAL INDUSTRIAL 1 ZONING

The General Industrial zones are two of the three zones that implement the Industrial Sanctuary map designation of the Comprehensive Plan. The zones provide areas where most industrial uses may locate, while other uses are restricted to prevent potential conflicts and to preserve land for industry. The development standards for each zone are intended to allow new development which is similar in character to existing development. The intent is to promote viable and attractive industrial areas.

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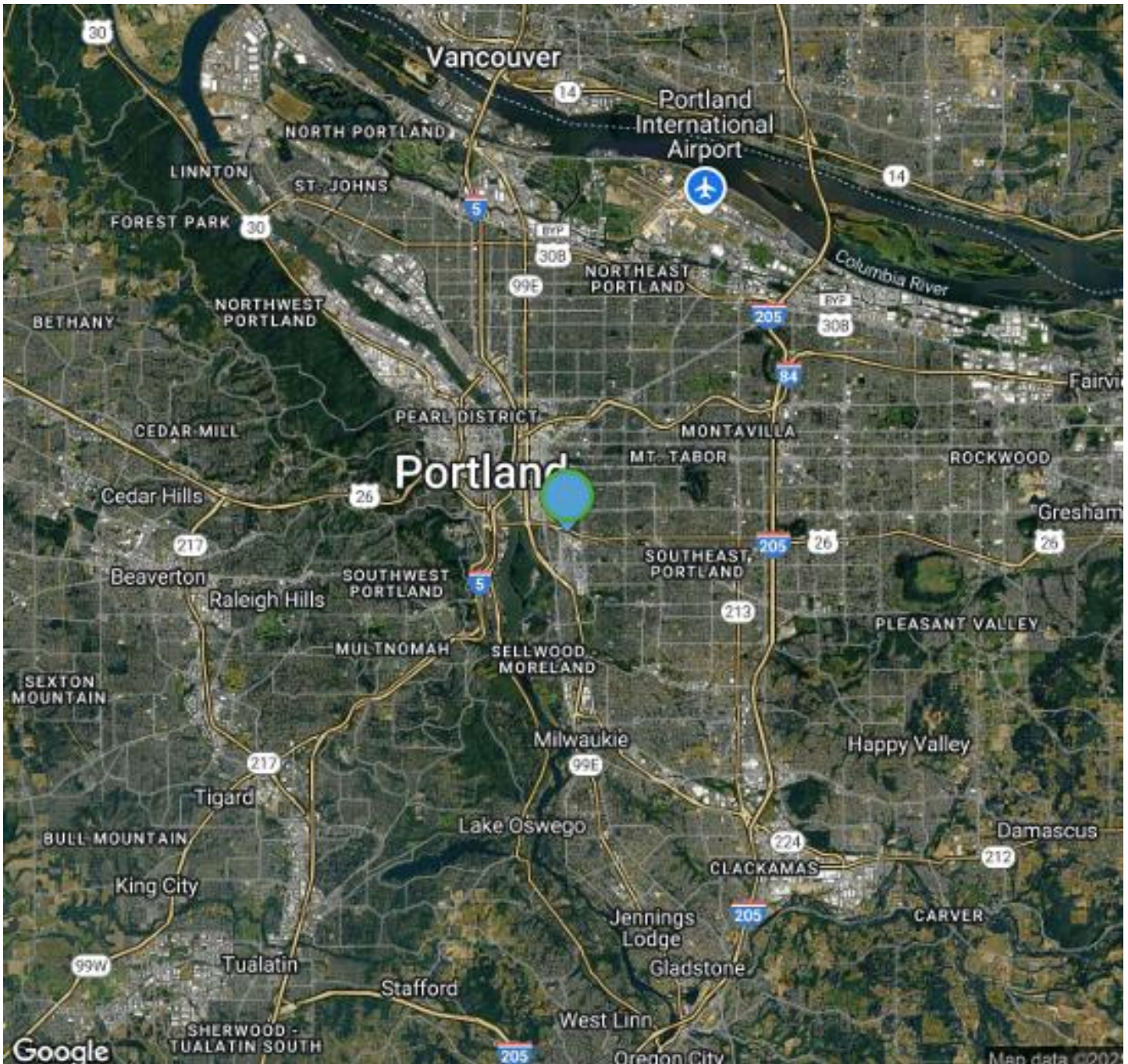
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# Map

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