

# FOR SALE



MELVIN MARK

EST. 1945



## 115 SE YAMHILL

*115 SE Yamhill Street, Portland, Oregon 97214*

*Industrial Building | For Sale | 29,400+/- SF  
Ideal for Owner User or Investment*

**Sale Price - \$8,100,000**

### **DON DRAKE**

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Licensed in OR

### **TIM PARKER**

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# 115 SE YAMHILL FOR SALE



## BUILDING HIGHLIGHTS

- 20,156 SF warehouse and recently remodeled two-story office space
- 9,244 SF portion can be leased to separate tenant or owner/user
  - Includes fenced area with ramped roll-up door
- 19+ parking spaces on-site a plus additional at Northwest corner and East side of building
- Dock Information:
  - 2 dock doors on the South side
  - 3 dock high doors on the East side with direct access
  - 2 dock high doors on the North side

## 2022 RENOVATIONS

- Two new 600amp 277/480-volt three phase power panels
- New roof
- New exterior paint and new awnings
- New parking lot seal coat and stripe
- Tenant improvement for 9,244 SF vacancy negotiable



CREATIVE  
WORKSPACE  
AVAILABLE



PARKING  
AVAILABLE



BIKE  
ACCESSIBILITY



COFFEE  
SHOP(S)  
NEARBY

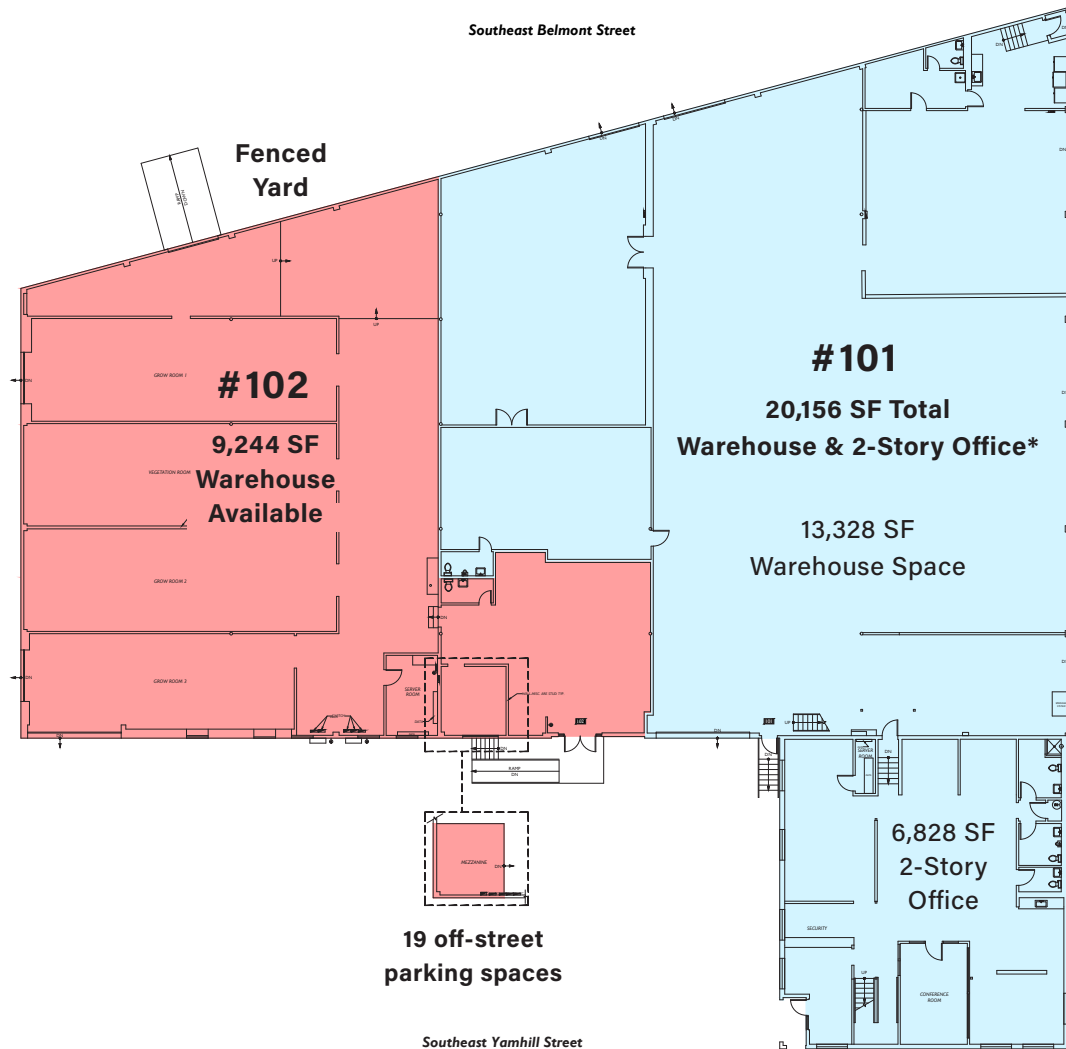


DINING  
NEARBY



MANAGED BY  
MELVIN MARK





## INDUSTRIAL BUILDING 29,400 +/- SF (approx.)

*For Sale* - \$8,100,000

**#101** - 20,156 SF warehouse and office, partially air-conditioned

**#102** - 9,244 SF asking \$1.20/SF/Mo. NNN

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# 115 SE YAMHILL LOCATION



## LOCATION HIGHLIGHTS

- Located within a lively dining and retail district
- Close Proximity to I-5 and Hwy 84
- Prime Southeast location, central and convenient to downtown Portland
- Near TriMet bus route and bike routes
- Steps away from Water Ave Coffee, Clark Lewis, Boke Bowl and Cargo



81

WALK SCORE

"Very Walkable"



100

BIKE SCORE

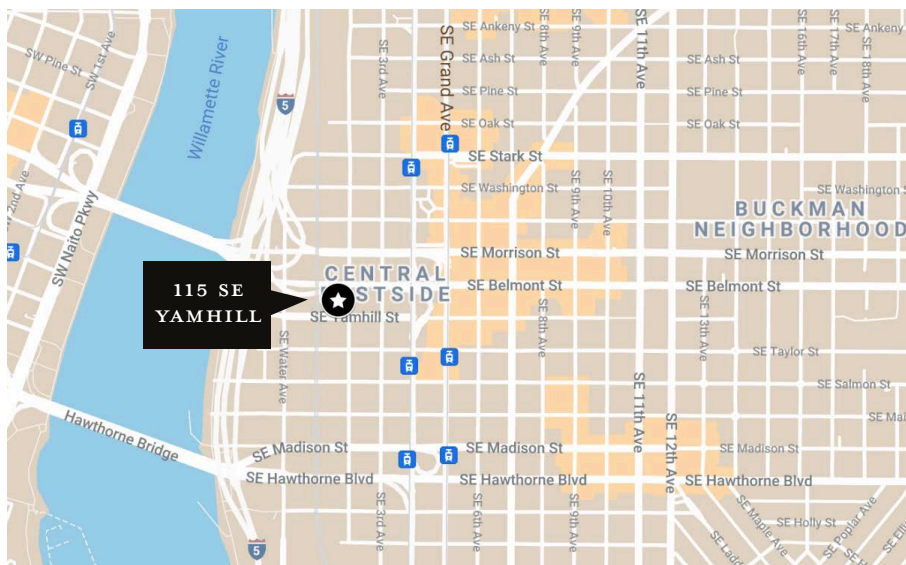
"Biker's Paradise"



83

TRANSIT SCORE

"Excellent Transit"

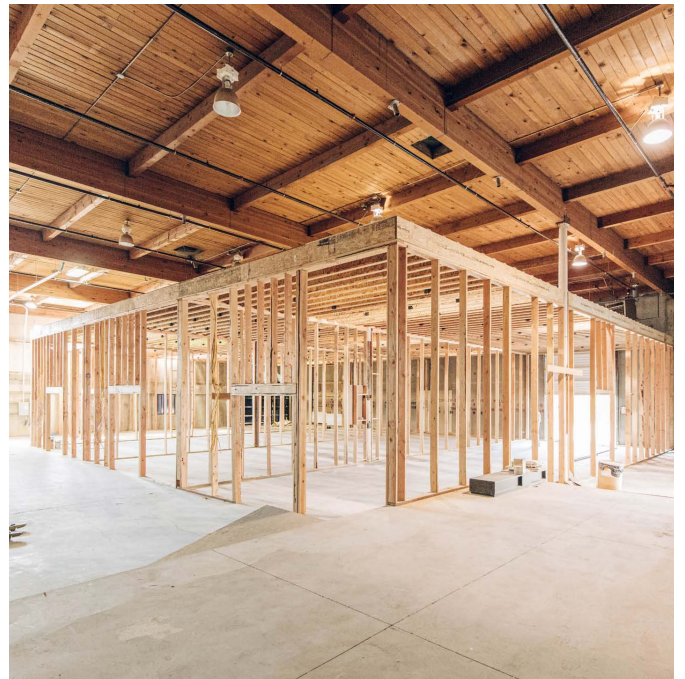
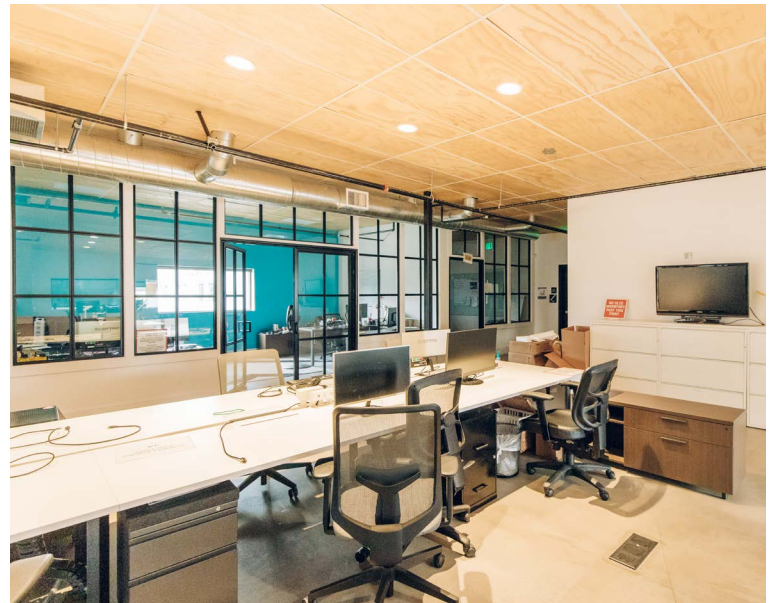
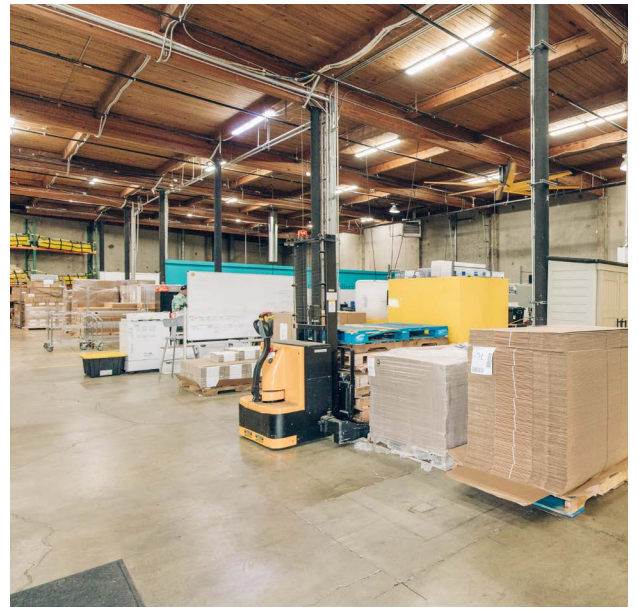


## NEARBY AMENITIES

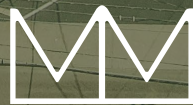
Water Ave Coffee  
Boke Bowl  
Shalom Y'all  
Smith Tea  
Clark Lewis  
Cargo  
Urbanite  
River City Bicycles  
Afuri Izakaya SE  
Olympia Provisions  
Next Adventure











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*We do not, however guarantee its accuracy. All information should be independently verified prior to purchase or lease.*