

4930 SE 26TH AVENUE



FOR SALE OR LEASE

4930 SE 26TH AVENUE | PORTLAND | OR | 97202

FOR MORE INFORMATION:

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CAPACITY COMMERCIAL GROUP

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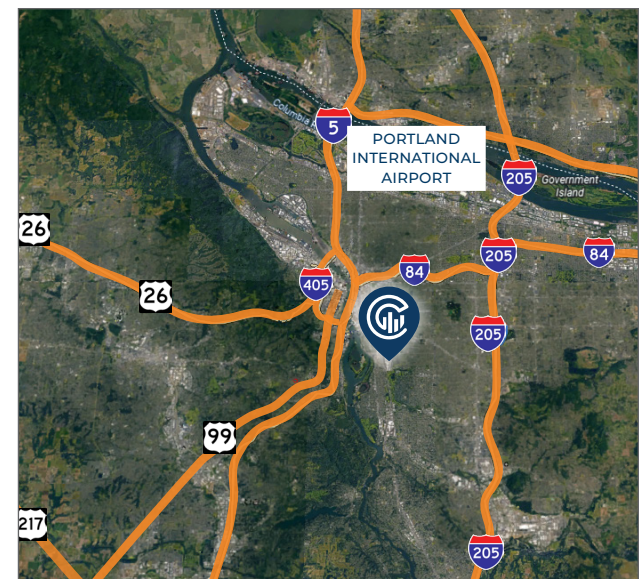
PROPERTY FEATURES

FOR SALE: 37,438 Total SF (11,066 SF Leased)

FOR LEASE: 26,372 SF w/ ± 2,078 SF Office

Complete Interior and Exterior Rehab Finished in 2024 Including:

- Fully Renovated Office with all New Fixtures
- Beautiful New Exterior Paint Scheme
- Interior Warehouse Walls Painted White
- 3 New Dock High Loading Doors (9' x 11')
- 3 New Grade-Level Loading Doors (12' x 14')
- New Motion-Sensing LED Lighting with Skylights
- New Roof Installed in 2022
- Fenced and Secured Loading Area with RFID Access
- Concrete Tilt-Up Construction - 20' Clear Height
- 480 Volt, Heavy 3-Phase Power Well Distributed

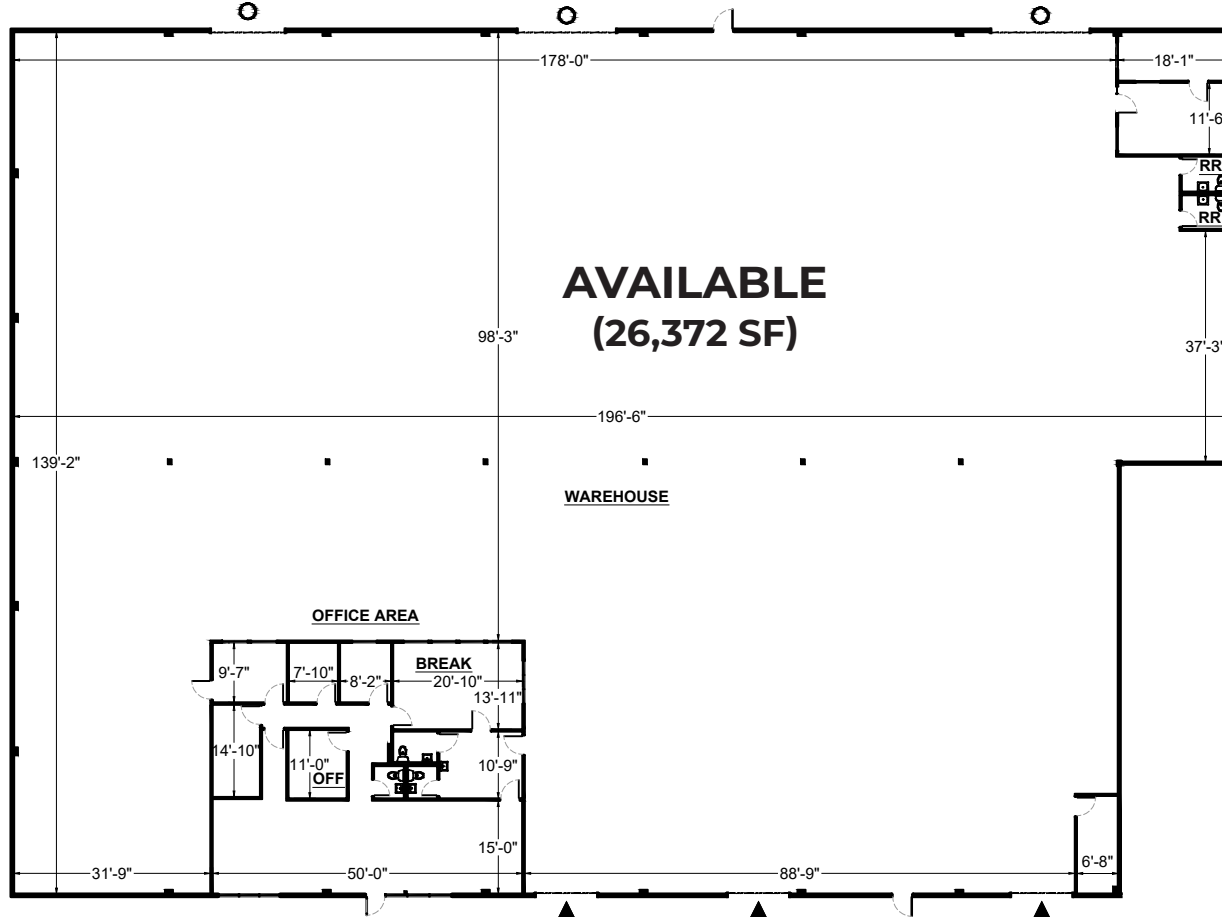


The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

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SITE PLAN

UNDER NEW OWNERSHIP



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BUILDING KEY PLAN:



AVAILABLE
 OCCUPIED

4930 SE 26TH AVENUE
 PORTLAND, OR 97202



VACANT SUITE DATA

AREA	TOTAL SF
Office	2,078
Warehouse	24,294
Total	26,372