

31925 Historic Columbia River Highway

TROUTDALE, OR 97060

▶ VIDEO TOUR

📷 PHOTO GALLERY

FOR SALE

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

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All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

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31925 Historic Columbia River Highway, Troutdale, OR 97060

PROPERTY DESCRIPTION

The subject property is a 4.19-acre site featuring a 7,961 SF industrial building, a residential home at the rear, and an income-producing coffee stand at the front. This versatile property presents a unique opportunity for users to customize the space to their needs, whether that's occupying the entire site, utilizing part of the industrial building while leasing out the remainder, or creating a live-work setup by residing in the home while operating on-site.

The home is approximately 1,715 SF and can be delivered vacant at closing, providing flexibility for an owner-user or potential for additional rental income.

The industrial building totals 7,961 SF, including 6,258 SF of ground-level space and 1,703 SF of fully improved second-floor office. The building is equipped with 3-phase power, five grade-level doors, 13-23' clear heights, and excellent visibility along Historic Columbia River Hwy.

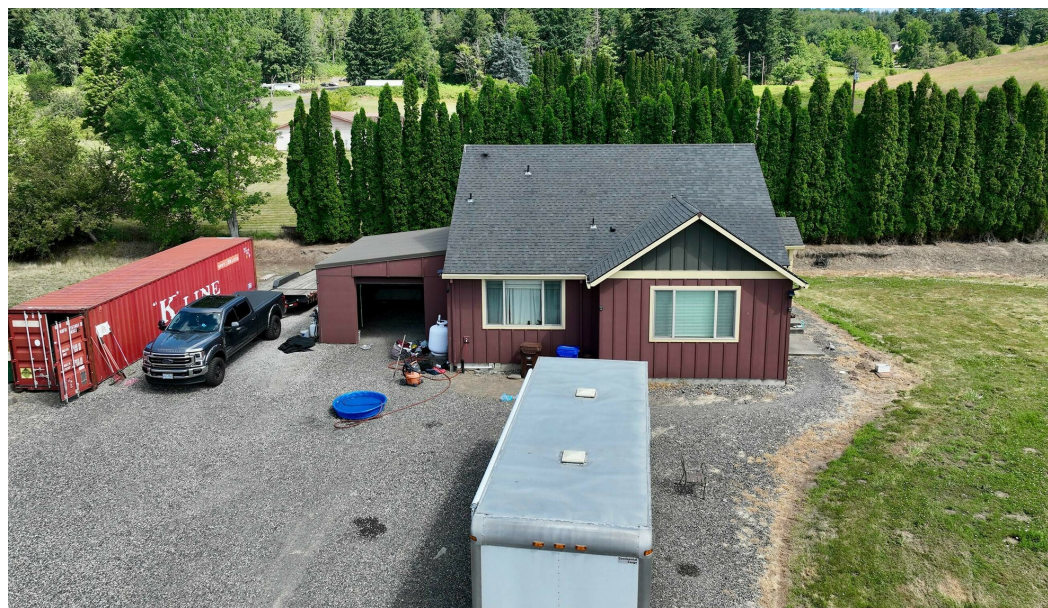
Zoning includes Springdale Rural Center (SRC) at the front, allowing for a wide range of commercial and industrial uses, and Exclusive Farm Use (EFU) at the rear, which supports residential use.

PROPERTY HIGHLIGHTS

- Zoning: [Springdale Rural Center](#)
- 3-phase power
- 5 grade-level doors
- 13-23' clear height
- Ample Parking

OFFERING SUMMARY

| | |
|----------------------|-------------|
| Sale Price: | \$1,950,000 |
| Lot Size: | 4.19 Acres |
| Total Building Size: | 7,961 SF |
| Warehouse Size: | 6,258 SF |
| Office Size: | 1,704 SF |



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LOCATION OVERVIEW

31925 Historic Columbia River Hwy offers a prime industrial location with immediate access to I-84 and proximity to Troutdale Airport. Positioned at the eastern edge of the Portland metropolitan area, the site provides convenient connectivity to Portland, Gresham, and other key metro submarkets.

| LOCATION | DISTANCE | TIME |
|-----------|----------|--------|
| Troutdale | 4.1 mi | 10 mi |
| Portland | 20.7 mi | 36 min |
| Vancouver | 24.1 mi | 41 min |



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