

2,300 SF Light Manufacturing



# For Lease

409 NE 8th Ave.  
Portland, OR 97232

2,300 SF

- Three 10' high by 12' grade level loading doors
- Ideal for light manufacturing
- Easy access to I-84 and I-5
- Extra yard space available
- Located next to the new I-84 bike and pedestrian bridge

\$1.25 plus \$0.25 NNNs

**Scott MacLean**

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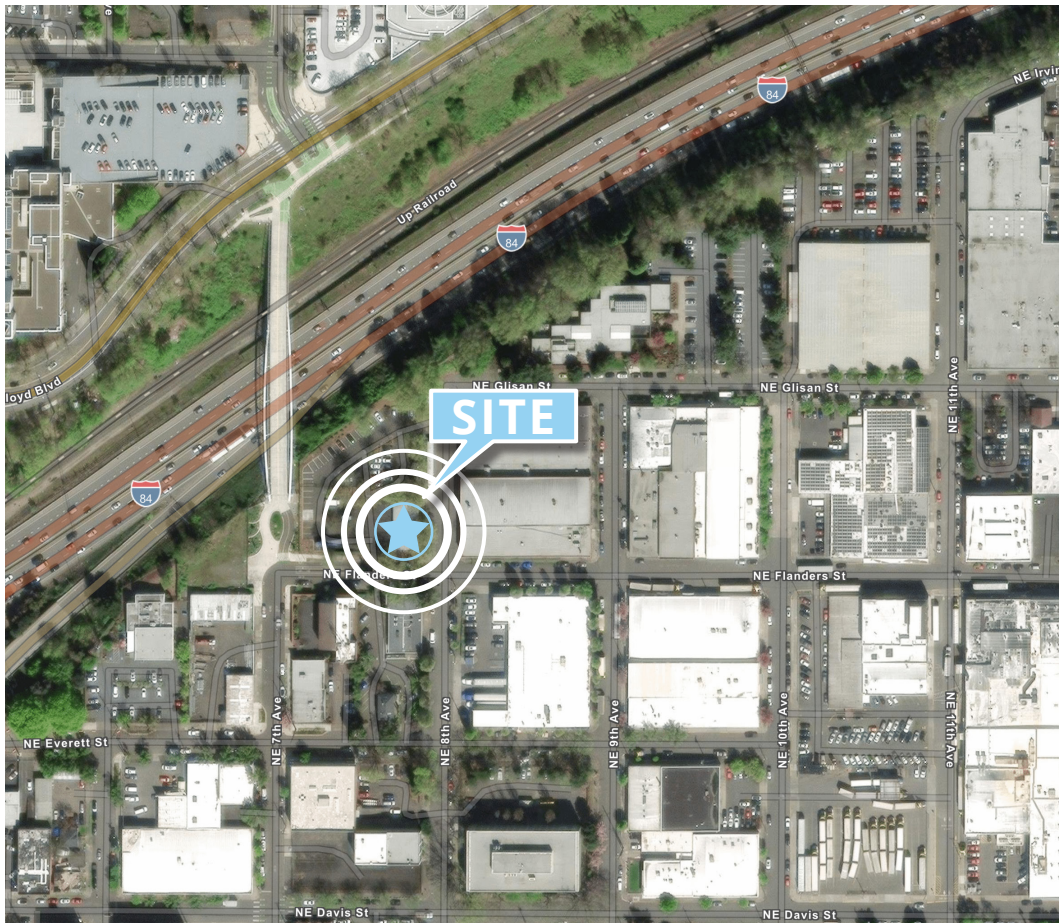


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# Property Overview

Address	409 NE 8th Ave., Portland, OR 97232
Lease Rate	\$1.25 plus \$0.25 NNNs
Property Details	2,300 SF
Year Built	1971
Loading	Three 10' high by 12' grade level loading doors
Zoning	IG1, General Industrial



# Zoning

- The property is zoned IG1 - General Industrial 1. The General Industrial zone will generally have smaller lots and a grid block pattern. The area is mostly developed with sites having high building coverages and buildings that are usually close to the street.
- Specific allowable uses include: Manufacturing, warehouse and freight movement, wholesale sales, industrial services, and railroad yards.

# Key Highlights

- Ideal for light manufacturing
- Easy access to 1-84 and I-5
- Extra yard space available
- Located next to the new I-84 bike and pedestrian bridge

# 409 NE 8th Avenue



Subject Property



Located minutes from I-5 & I-84



9 minutes to Downtown Portland



20 minute drive to Portland Airport



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