

FOR SALE

3411 N Columbia Blvd. Portland, OR 97217

**REDUCED
PRICE!**



- 4.16 Acres
- 7 on-site buildings
- Zoned Heavy Industrial (I-H)
- Approximately 38,000 SF of buildings

**REDUCED
Sale Price
\$7,902,000
\$6,900,000**

Eric Fuller, CCIM, SIOR
360.901.2827 | efuller@fg-cre.com

KC Fuller
360.597.0569 | kfuller@fg-cre.com



Property features seven on-site buildings, offering flexible use options.

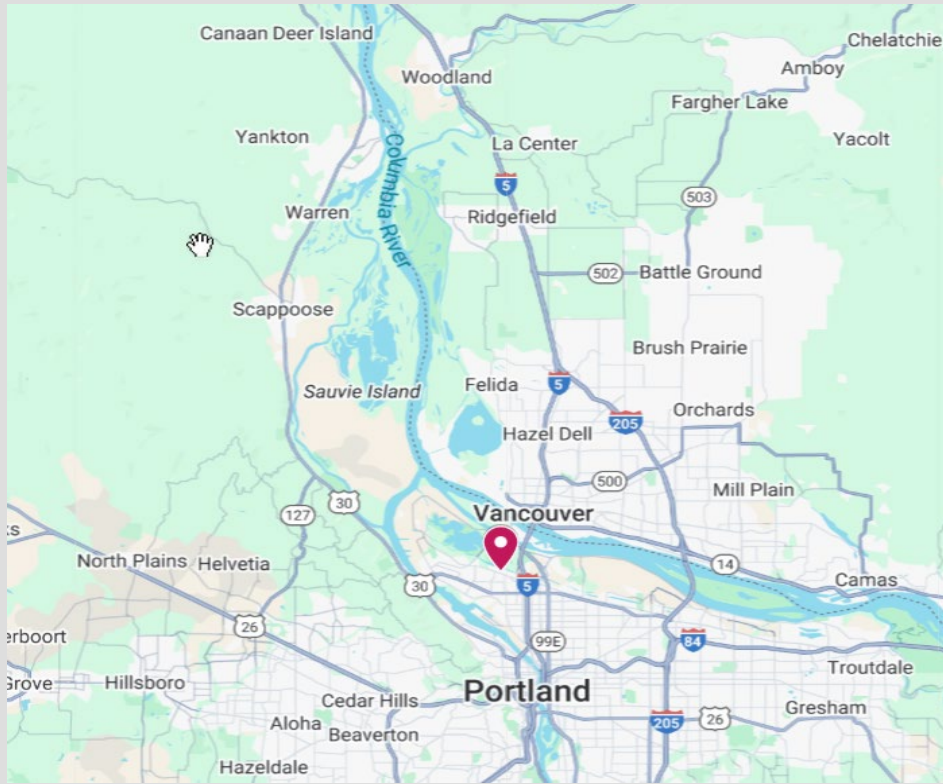


3411 N Columbia Blvd is centrally located in Portland's Westside industrial district with access to I-5, I-205, and Columbia Blvd.

Ideal for manufacturing, distribution, logistics, or airport-related uses.

Point of Reference
Distance from 3411 N Columbia Blvd

I-5	0.2 miles
Downtown Portland	6.5 miles
Portland International Airport	8 miles
Port of Portland	1.5 miles



**Table 140-1
Employment and Industrial Zone Primary Uses**

Use Categories	EG1	EG2	EX	IG1	IG2	IH
Residential Categories						
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]
Commercial Categories						
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 [7]	L [7]	L [7]	Y	Y	Y
Commercial Outdoor Recreation	Y	Y	Y	CU	CU	CU
Major Event Entertainment	CU	CU	CU	CU	CU	CU
Industrial Categories						
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

- Notes:
- The use categories are described in Chapter 33.920.
 - Regulations that correspond to the bracketed numbers [] are stated in 33.140.100.B.
 - Specific uses and developments may also be subject to regulations in the 200s series of chapters.

Property Information	
Address	3411 N Columbia Blvd.
City	Portland
Property ID	R314820
Lot	4.16 Acres
Zoning	I-H, Heavy Industrial
County	Multnomah
Buildings	Seven (7) on-site 38,000 SF +/-

This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.