

# HEAVY MANUFACTURING BUILDING WITH YARD STORAGE

9300 N DECATUR ST, PORTLAND, OR

**ZACH FRANCIS**

503.221.2290

[zach.francis@kidder.com](mailto:zach.francis@kidder.com)

**KARLA HANSEN**

503.721.2727

[karla.hansen@kidder.com](mailto:karla.hansen@kidder.com)

**CHRIS DOWHANIUK**

503.789.5308

[chris.dowhaniuk@kidder.com](mailto:chris.dowhaniuk@kidder.com)

[KIDDER.COM](http://KIDDER.COM)



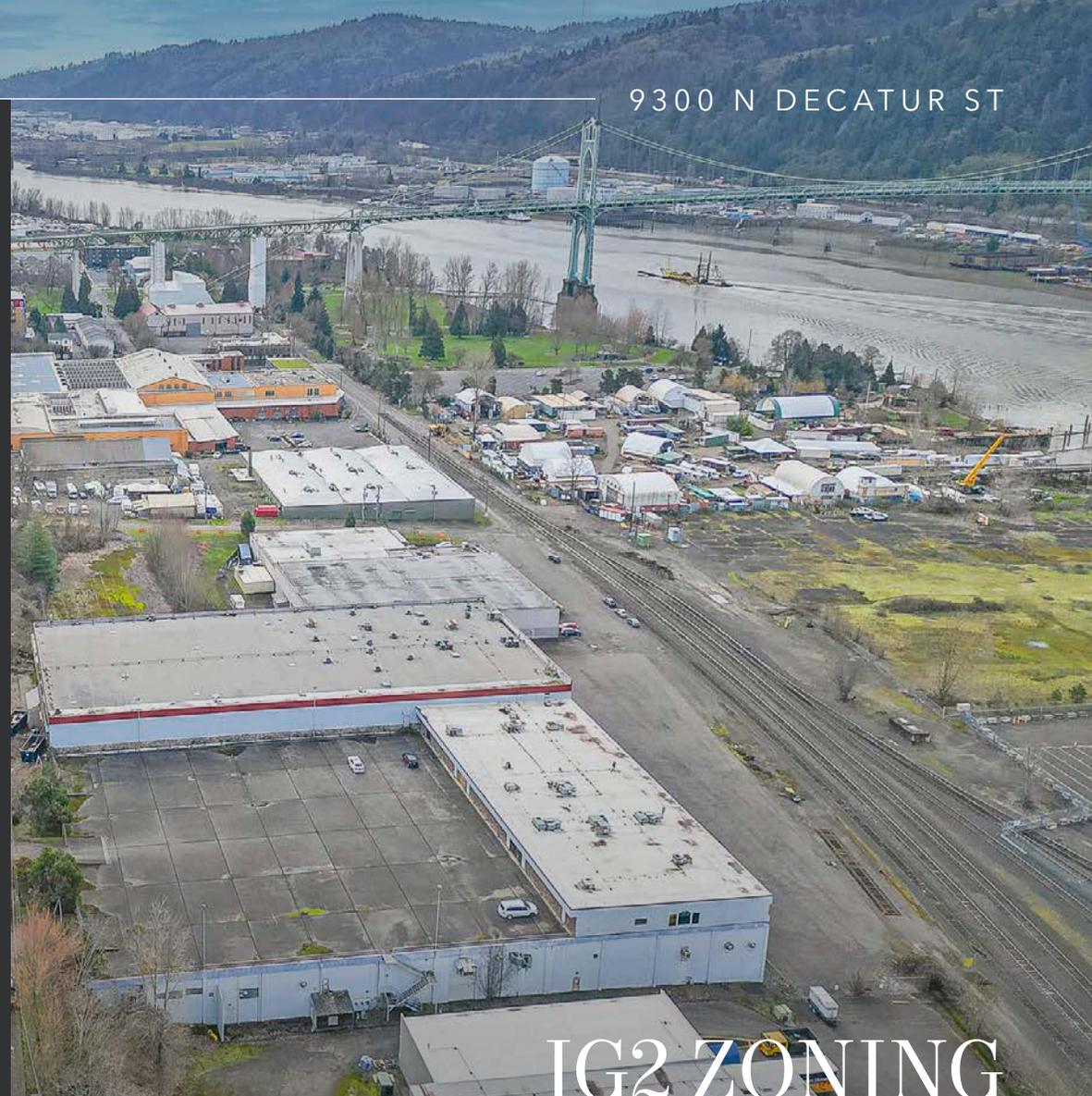
9300 N DECATUR ST

## PROPERTY OVERVIEW

BUILDING SIZE	±155,000 SF total
N BRADFORD ACCESS	±100,000 SF warehouse
N DECATUR ACCESS	±55,000 SF warehouse (including ±15,000 SF office area)
LAND SIZE	±4.60 acres
YARD/OUTDOOR STORAGE	±1 acre paved and fenced yard
YEAR BUILT	1972-1980
ZONING	IG2, General Industrial 2
CONSTRUCTION	High quality concrete tilt up
ELECTRICAL	Up to extremely heavy 480 volt power (2,000 amps minimum)
CLEAR HEIGHT	Up to 18-24 feet
LOADING	11 dock-high doors 4 oversized grade-level doors
SPINKLER	Heavy sprinkler system
TRUCK COURT	Extremely large truck court can accommodate semi-trailers and trailer parking
NEIGHBORHOOD	Corporate neighbors include Amazon, Subaru, George Pacific, UPS, PODS, Nordstrom, and many others

**\$14,725,000 (\$95/SF)**

ASKING PRICE



**IG2 ZONING**

*Allowable uses include heavy MFG, distribution, production and much more. Located just minutes to Downtown, St. Johns, N Lombard Street, Hwy 30 and I-5 freeway systems.*

# INVESTMENT HIGHLIGHTS

## BUILDING CONFIGURATION

Building is comprised of an upper level with ±55,000 SF with grade-level loading, office and very large parking lot with access via N Decatur. Lower level comprised of ±100,000 SF of high cube traditional warehouse space with various production rooms and offices with access via N Bradford.

## HEAVY MANUFACTURING INFRASTRUCTURE

The property includes extremely heavy 480 volt electrical power well distributed (former cannabis processing facility), high clear height, various production rooms, heavy sprinkler system, and more.

## PARKING AND YARD STORAGE

The property boasts heavy parking and yard storage with very large truck court and trailer storage area.

## CONSTRUCTION

High quality concrete tilt up construction allows for heavy floor loads and has withstood the test of time.

## LOCATION

The location provides quick access to downtown Portland, St. Johns, North Lombard Street, Hwy 30, I-5 Freeway and Portland International Airport.

## CORPORATE NEIGHBORS

Corporate Neighbors include Amazon, Subaru, George Pacific, UPS, PODS, Nordstrom, and many more.



# BUILDING *CONFIGURATION*













9300 N DECATUR ST

---

*Exclusively listed by*

**ZACH FRANCIS**

Executive Vice President

503.221.2290

[zach.francis@kidder.com](mailto:zach.francis@kidder.com)

**KARLA HANSEN**

Vice President

503.721.2727

[karla.hansen@kidder.com](mailto:karla.hansen@kidder.com)

**CHRIS DOWHANIUK**

Vice President

503.789.5308

[chris.dowhaniuk@kidder.com](mailto:chris.dowhaniuk@kidder.com)

**KIDDER.COM**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

