



FOR LEASE

3029 S WATER AVE
PORTLAND, OR 97203

CI-2 (CM2) Paved Lot
Available

5,000 – 7,500 SF
Available



KELLY RIGHT
real estate.

DISCLAIMER NOTICE

This property is being marketed for lease or sale by its owners, some of whom are licensed Real Estate Agents in the state of Oregon.

Outside broker cooperation is welcomed.

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT LISTING AGENT FOR MORE DETAILS.**

LISTED BY:

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PROPERTY OVERVIEW



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3029 S Water Ave is a CI-2 (Campus Industrial 2) zoned lot in the heart of the SW Waterfront.

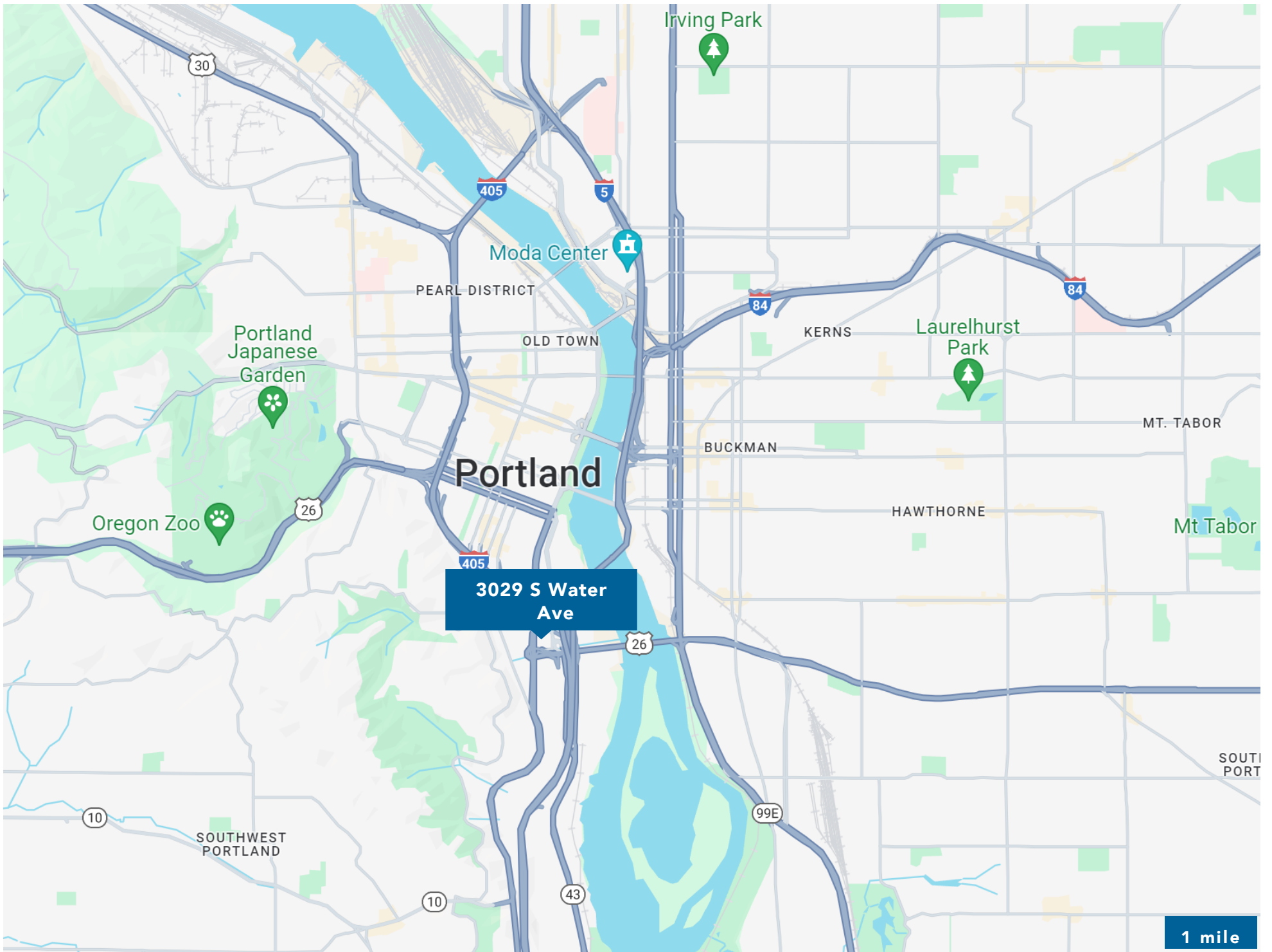
Campus Industrial 2 zoning is comparable to Commercial Mixed Use Zoning (CM2), but it allows for educational purposes as well. This lot would be ideal for businesses needing extra storage space, vehicle parking, or retail uses.

There are 5,000sf of paved & gated parking lot space available, and an additional 2,500sf of unimproved land located immediately to the north. The space is currently leased to a month-to-month tenant who can vacate at any time.

Property Highlights:

- CI-2 Zoning allows for most commercial/residential uses
- Paved parking lot
- Gated lot
- 5,000 – 7,500 square feet available
- **Call for rates**
- **Property is also available to purchase**





3029 S Water Ave



2,500 SF
LAND

5,000 SF
PAVED LOT

50 ft.

PROPERTY PHOTOS



PROPERTY PHOTOS

