

FOR SALE: Arrow Building

3455 SE 21st AVENUE, PORTLAND, OR



PROPERTY DESCRIPTION

3455 SE 21st Ave offers a rare chance to own or lease a versatile property in the heart of one of Portland's most dynamic neighborhoods. Just minutes from the Central Eastside and with easy access to major transit routes, this location is ideal for creative office, light industrial, or maker space. With flexible zoning and excellent visibility, it's perfect for businesses looking to grow in a vibrant, centrally located community.

PROPERTY HIGHLIGHTS

- Office area includes three (3) privates, breakroom, two (2) restrooms and parts counter.
- Three (3) grade doors:
 - Two (2) 8'x10' doors and one (1) 14'x16' door
- 16' clear height
- Paved, fenced, and secured yard area
- Mezzanine storage above office

OFFERING SUMMARY

Sale Price:	\$1,650,000
Building Size:	5,222 SF
\$ / Bldg SF:	\$315.97
Lot Size:	14,810
Zoning:	IG1

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households:	9,474	104,499	217,070
Total Population:	20,744	210,462	475,011
Average HH Income:	\$113,262	\$108,455	\$112,200

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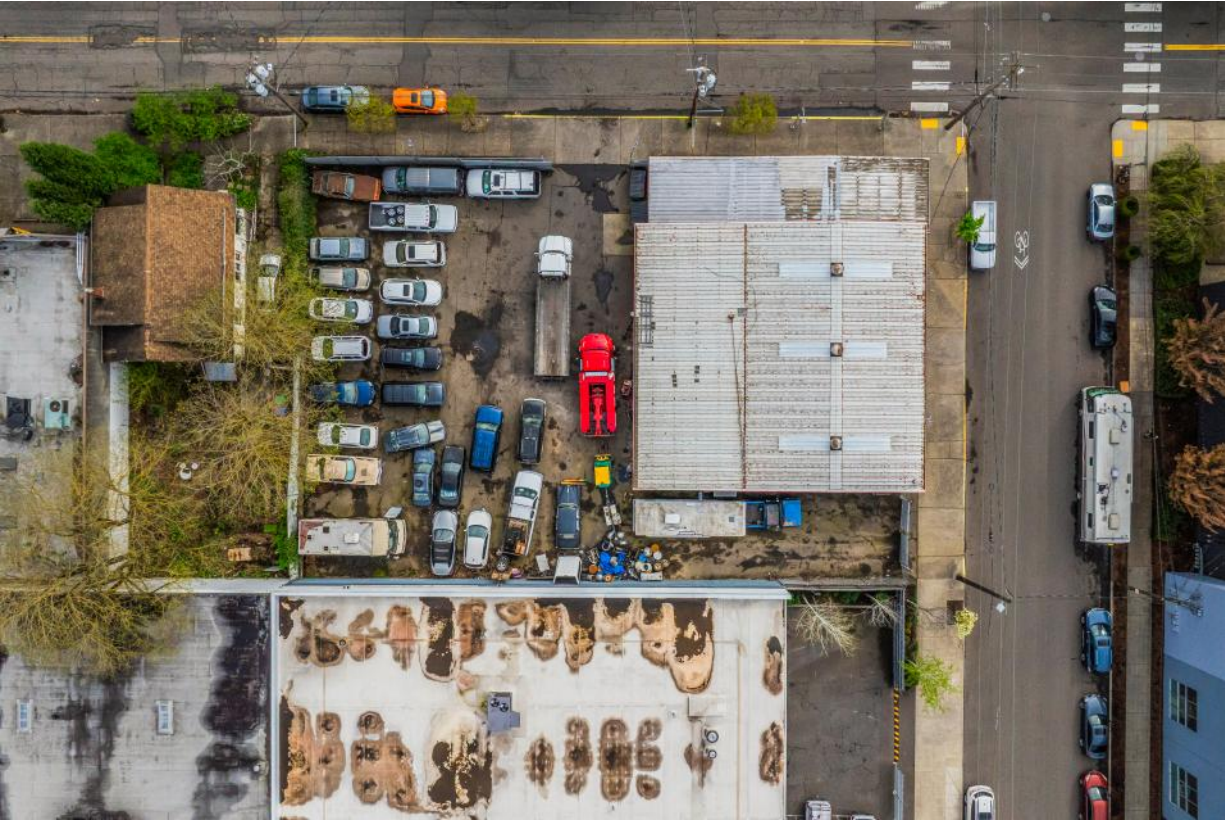
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Property Aerial

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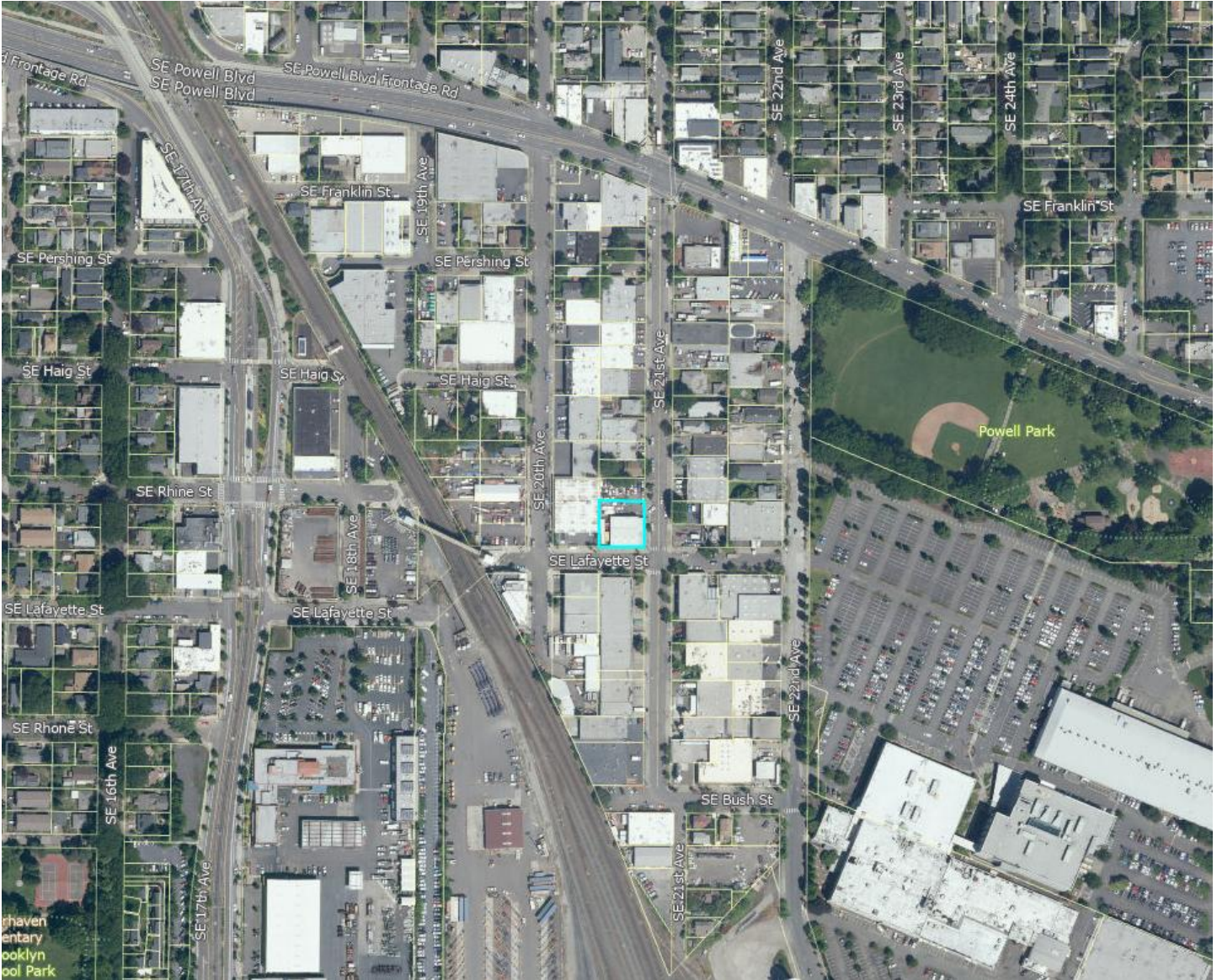
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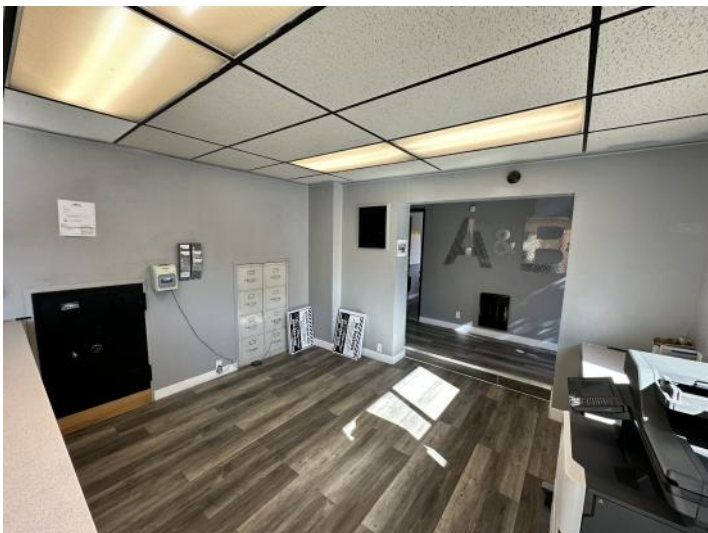
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Additional Photos

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Zoning

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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 [8]	L [8]	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

GENERAL INDUSTRIAL 1 ZONING

The General Industrial zones are two of the three zones that implement the Industrial Sanctuary map designation of the Comprehensive Plan. The zones provide areas where most industrial uses may locate, while other uses are restricted to prevent potential conflicts and to preserve land for industry. The development standards for each zone are intended to allow new development which is similar in character to existing development. The intent is to promote viable and attractive industrial areas.

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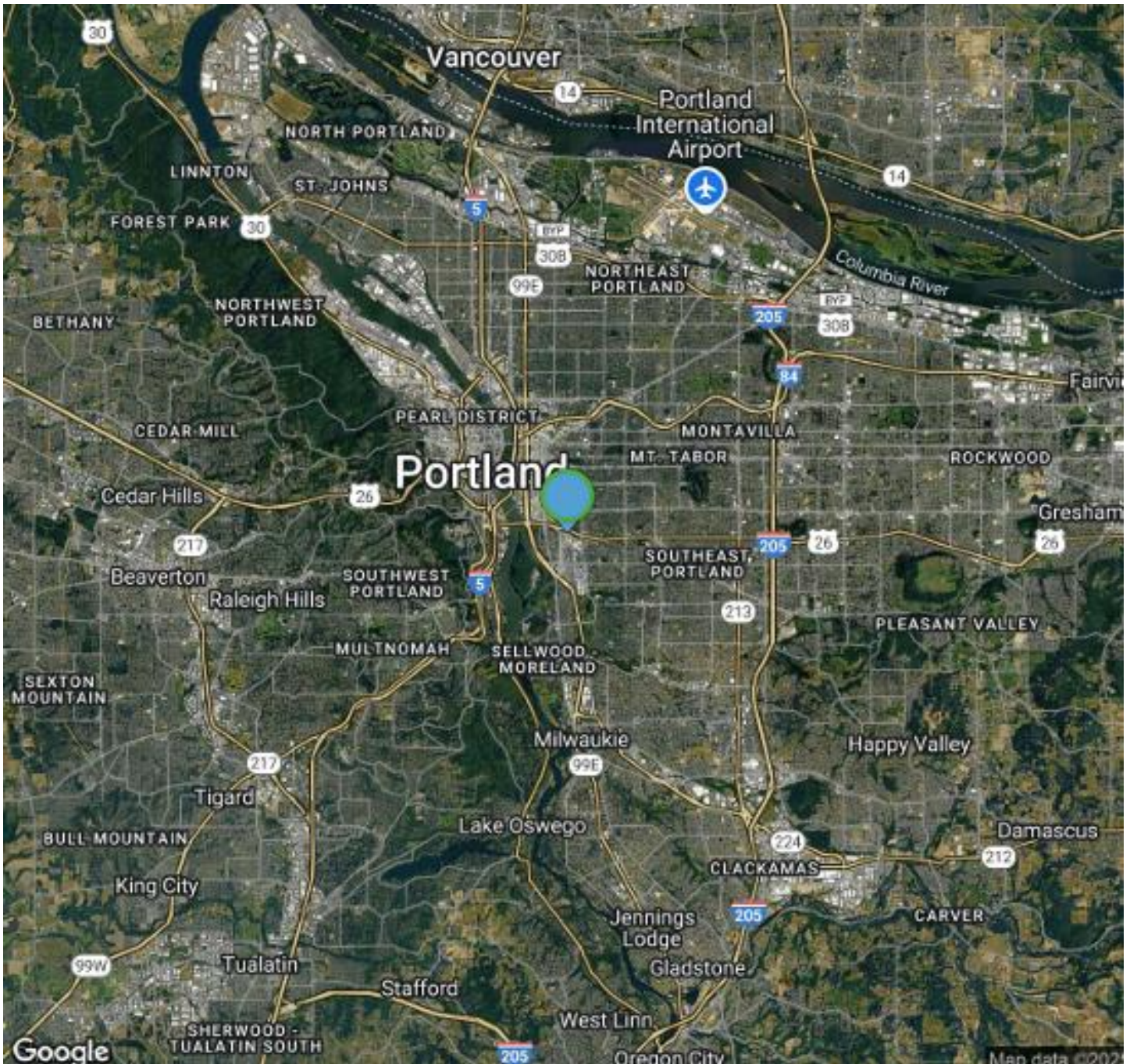
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Map

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