51,625 SF | \$47,000/MO, NNN

FREE-STANDING **INDUSTRIAL BUILDING WITH 30,000 SF YARD** AND HEAVY **POWER**

18700 NE SAN RAFAEL ST, PORTLAND, OR 97230

• \$100 tour bonus

• 6 months free Base Rent on minimum 5yr lease

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Mathews



18700 NE San Rafael St

PORTLAND, OR 97230

Six (6) months free rent on a minimum sixty-month lease term for any lease fully executed in 2024



Features

- 51,625 SF total building area
- 3,000 SF of office area

3.5 ACRE (152,460 SF) site size resulting in over 30,000 SF of surplus land area

22' minimum clear height

6 DOCK DOORS equipped with levelers

TWO (2) Grade level loading doors

3,000 AMPS, 277/480 volt three phase power; formerly a printing press

WET sprinkler system

FREE-STANDING building with excellent orientation resulting in maximum use of yard area

RAIL SERVED – Union Pacific

140' truck maneuvering area

BUILT IN 1980 with recent building upgrades completed

GI ZONED, General Industrial, City of Gresham

LOCATED in the Urban Renewal District - City of Gresham

\$47,000/MONTH, NNN lease rate

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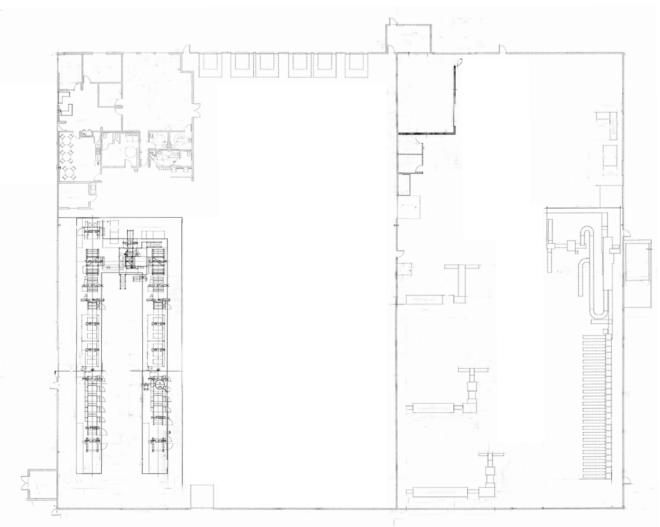




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Floor Plan - 51,625 SF total with 3,000 SF of office area



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Floor Plan - office area



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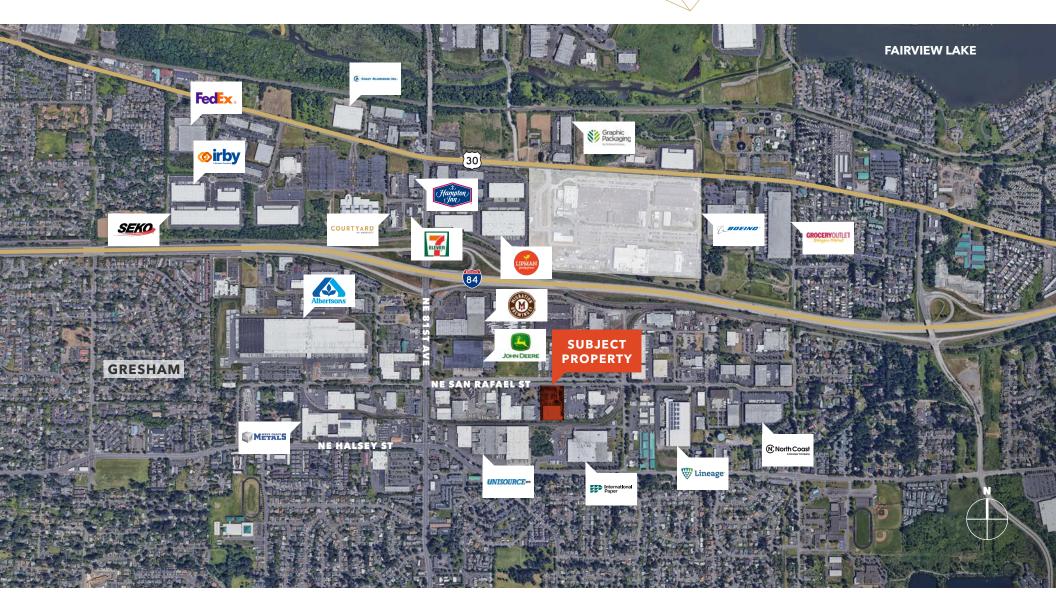
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