



FOR SALE



1105 SE WOODWARD STREET

Three Building Industrial Complex

± 17,576 SF (3 Buildings) | Sale Price: \$2,925,000

1105 SE Woodward St, Portland, OR 97202

- Rare opportunity to own a functional, close-in industrial site with multiple tax lots
- The property is ready to occupy for a user as is and allows the flexibility for an owner to create multiple tenant spaces if desired
- Will sell all three buildings together or break out each building to sell individually

DON OSSEY, SIOR

Principal Broker | Licensed in OR

503-542-4344 | don@capacitycommercial.com

STEPHEN OSSEY

Senior Associate Broker | Licensed in OR

503-542-4027 | stephen@capacitycommercial.com

JACK FENTY

Associate Broker | Licensed in OR & WA

503-320-4897 | jfenty@capacitycommercial.com



PROPERTY SUMMARY



PROPERTY DETAILS	
Address	1105 SE Woodward St, Portland, OR 97202
Available Space	± 17,576 SF (3 Buildings)
Clear Height	12-20'
Grade Level Doors	4
Office	Multiple Office Pods
Lighting	<ul style="list-style-type: none">• Fluorescent Lighting Throughout• Skylights & Windows Allow Natural Light
Parking	4 Covered, Off-Street Parking Spaces
Additional Features	<ul style="list-style-type: none">• 3 Separate Tax Lots• Entrances on both Woodward St and Milwaukie Ave• Seismic and Structural Upgrades
Sale Price	\$2,925,000 for Entire Site (Inquire for Individual Pricing)

Location Features

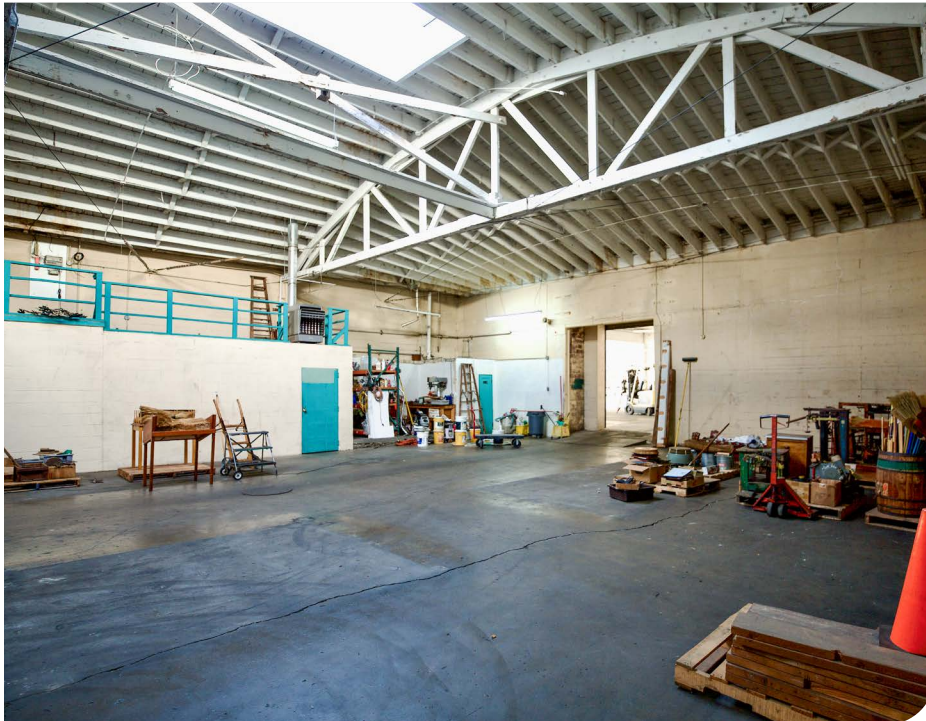
- Central Location Near the East End of the Ross Island Bridge
- Minutes to Downtown Portland
- Easy access to Hwy 99 and I-5 via SE Powell Blvd

Nearby Highlights

- Aladdin Theater
- Artist & Craftsman Supply
- Burgerville
- Dutch Bros Coffee
- Edelweiss Sausage & Delicatessen
- Hopworks Brewery
- McDonald's
- My Way Lounge
- New Seasons Market
- People's Food Co-op
- Portland City Boxing
- Portland Juice Co
- Portland Leather Goods
- Rose City Coffee Co
- Teutonic Wine Company



PROPERTY SUMMARY



Building 1	
Address	1105 SE Woodward St, Portland, OR 97202
Available Space	10,080 SF with 672 SF Office & Breakroom
Clear Height	12'-14'
Grade Level Doors	2 (12'x14' and 12'x12')
Column Spacing	27' x 25'

Building 2	
Address	2847 SE Milwaukie Ave, Portland, OR 97202
Available Space	2,492 SF with Second Story Office
Clear Height	20' Clear Span
Grade Level Doors	1 (10x14')
Parking	4 Covered Spaces

Building 3	
Address	2839 SE Milwaukie Ave, Portland, OR 97202
Available Space	5,004 SF with 1,225 SF Office
Clear Height	15'
Grade Level Doors	1 (10'x14')
Additional Features	Barrel Roof & Mezzanine Above Office



AERIAL

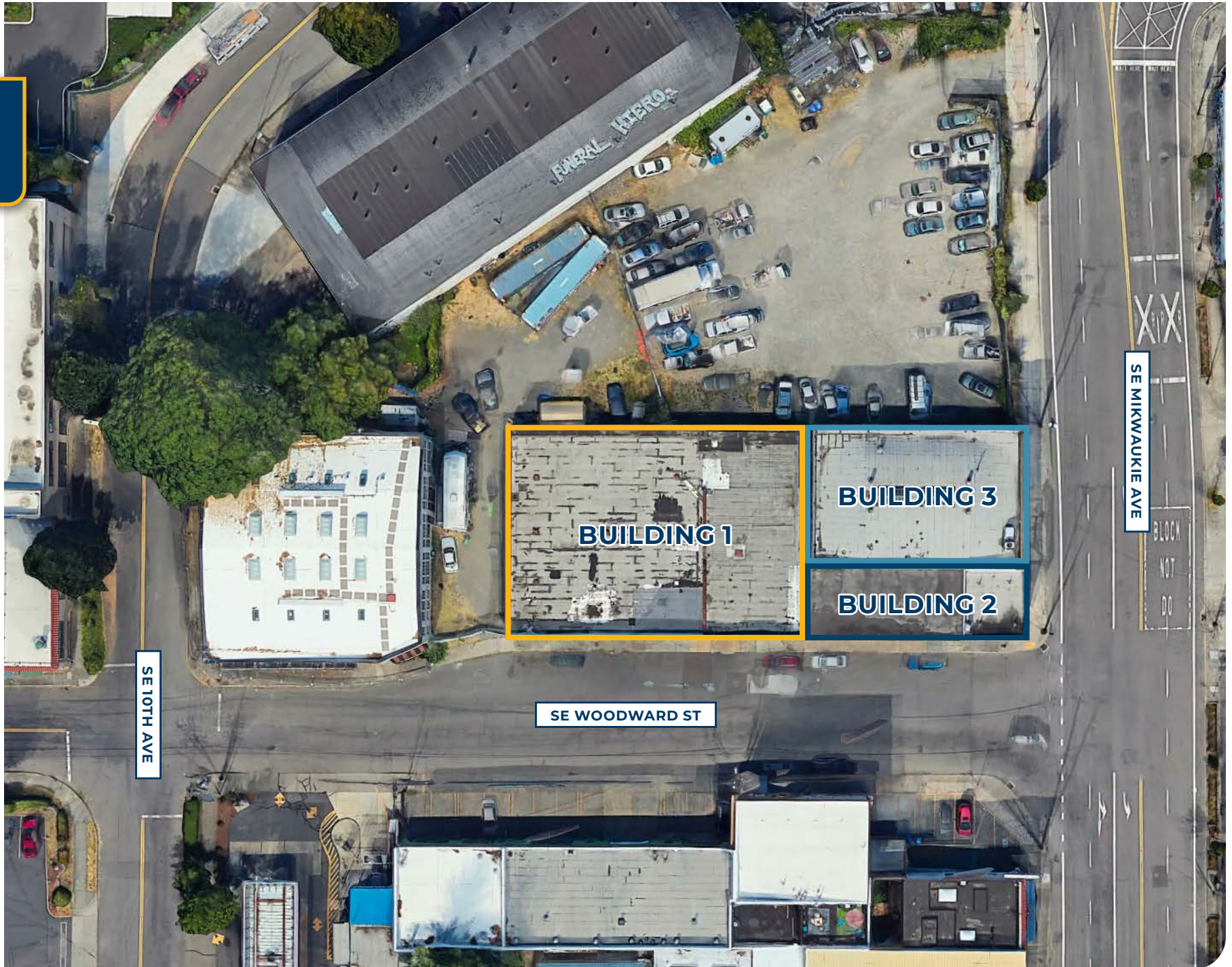
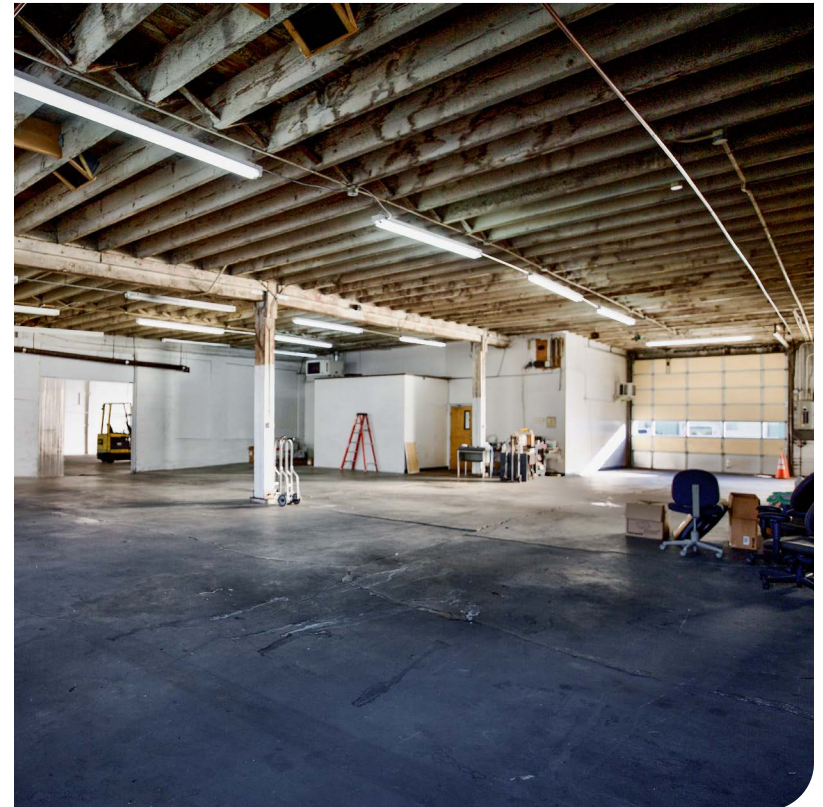


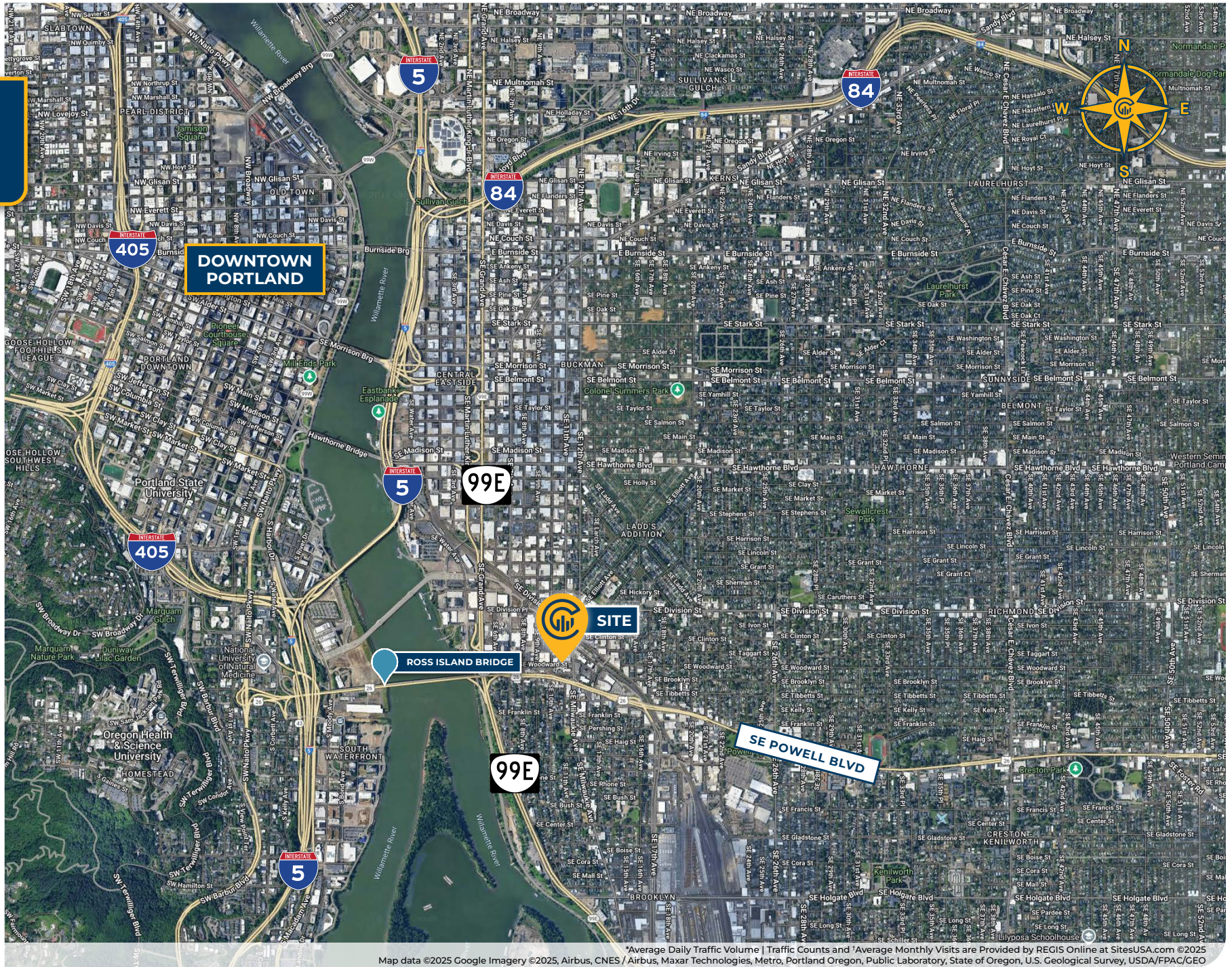


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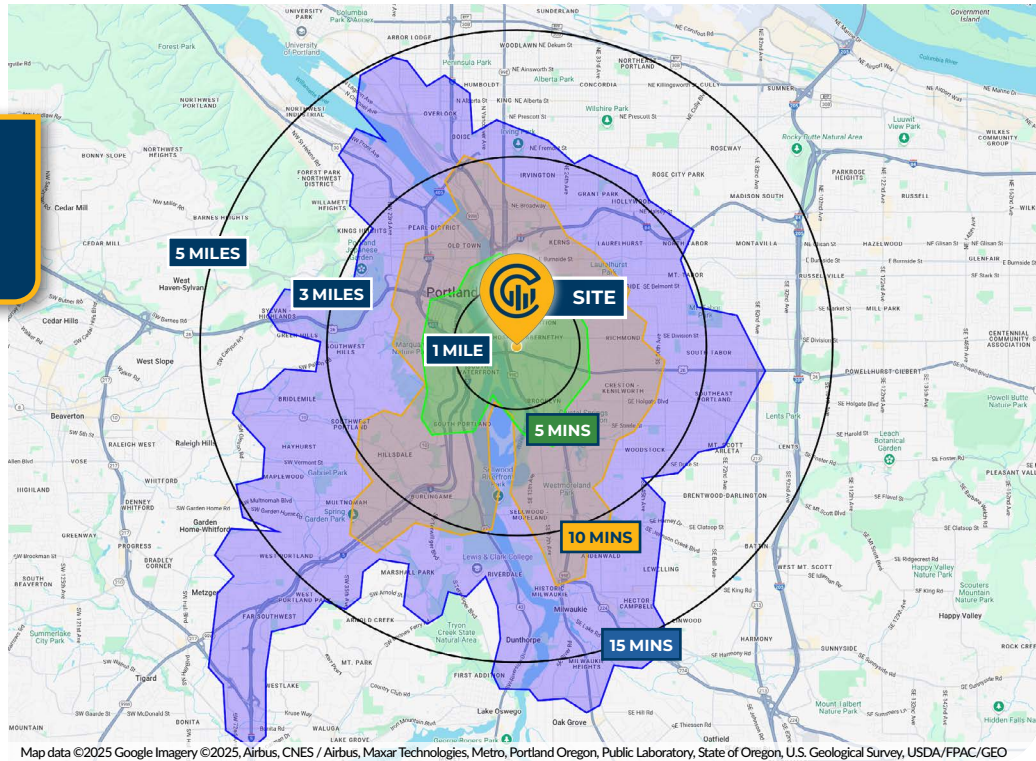


LOCAL AERIAL MAP





DRIVE TIMES & DEMOGRAPHICS



AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	21,258	228,379	477,090
2030 Projected Population	22,104	226,901	470,773
2020 Census Population	19,286	214,862	472,348
2010 Census Population	15,320	180,184	416,912
Projected Annual Growth 2025 to 2030	0.8%	-0.1%	-0.3%
Historical Annual Growth 2010 to 2025	2.6%	1.8%	1.0%
Households & Income			
2025 Estimated Households	11,693	115,970	223,474
2025 Est. Average HH Income	\$135,342	\$137,056	\$141,838
2025 Est. Median HH Income	\$105,367	\$101,050	\$105,809
2025 Est. Per Capita Income	\$74,832	\$69,972	\$66,729
Businesses			
2025 Est. Total Businesses	2,663	24,090	38,469
2025 Est. Total Employees	20,674	213,239	308,855

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 05/2025, TIGER Geography - RS1

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