

Free-Standing Eastside Industrial Warehouses

3417 & 3427 SE 22ND AVENUE, PORTLAND, OR 97202

PRICE REDUCED!

**FOR SALE &
LEASE**



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All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy; however we do not guarantee it.



PROPERTY DESCRIPTION

This is a prime opportunity for industrial users. Two side-by-side buildings, built in 1989 and zoned IG1, are located in Portland's Close-in Eastside and offer exceptional potential for various uses. With the option to purchase the buildings together or separately, this offering presents a compelling investment prospect. Explore the possibilities for users and investors alike with this outstanding property.

SPACES	SALE PRICE	LEASE RATE	SPACE SIZE
3417	\$785,000	\$4,200/month (NNN)	3,150 SF
3427	\$815,000	LEASED	3,192 SF

PROPERTY HIGHLIGHTS

- Properties can be purchased together or separately
- Cash or terms acceptable to seller

OFFERING SUMMARY

Total Sale Price:	\$1,600,000
Available SF:	3,150 - 6,342 SF
Lot Size:	10,320 SF
Clear Height:	13'
Grade Level Doors:	10'x10'
Power:	200 amp, 220 volt, 3-phase
Property Taxes:	\$6,341 (3417 SE 22nd Ave) \$6,424 (3427 SE 22nd Ave)

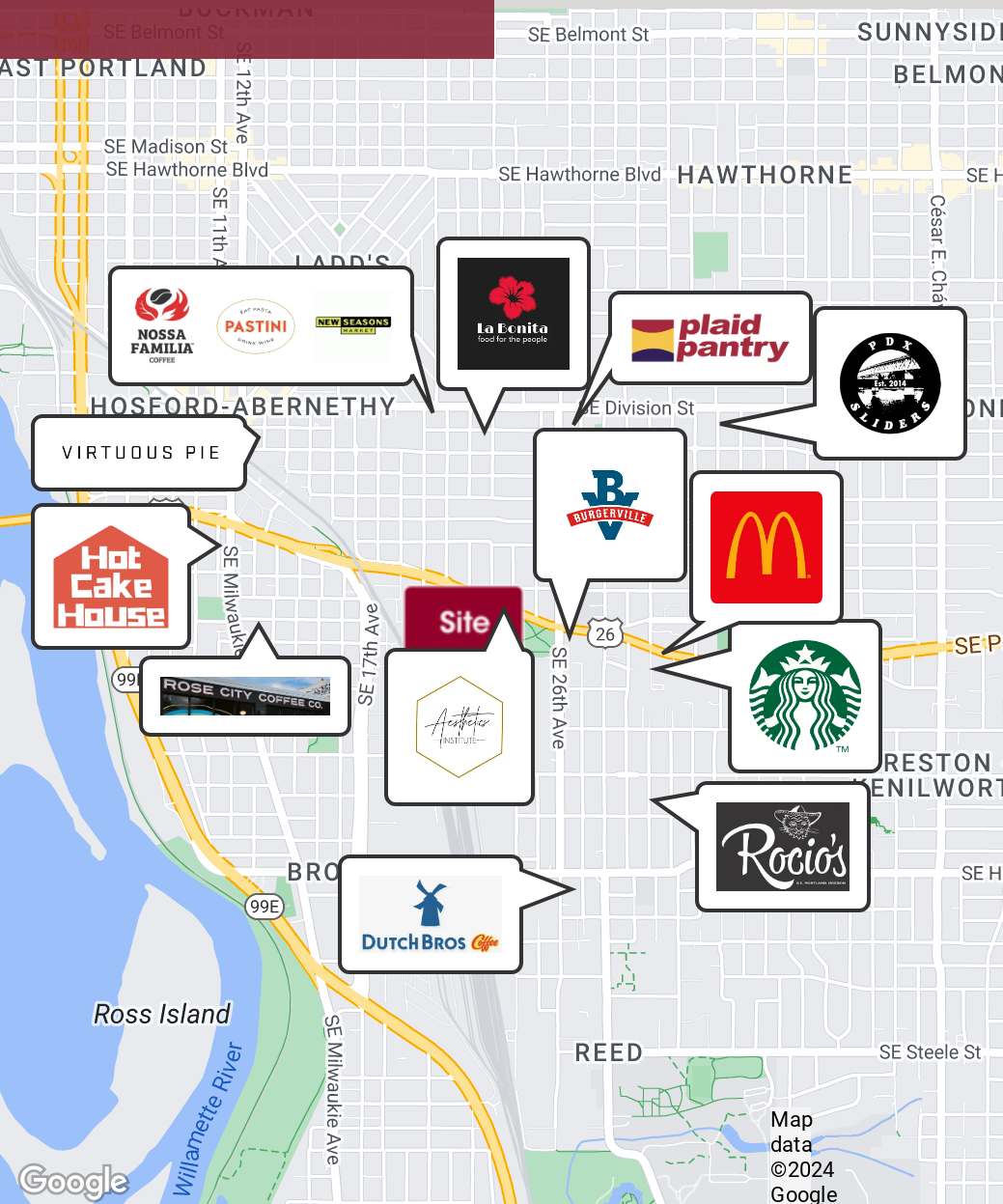


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DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total population	608	5,651	22,188
Median age	39	39	40
Median age (Male)	39	39	40
Median age (Female)	39	39	40
Total households	272	2,570	10,256
Total persons per HH	2.2	2.2	2.2
Average HH income	\$138,317	\$118,455	\$127,109
Average house value	\$674,155	\$711,133	\$775,683

LOCATION OVERVIEW

Located just off SE Powell Boulevard, across from Fred Meyer's corporate offices and Powell Park. Easy access to shopping, numerous restaurants and services along SE Clinton and Division Streets.



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