

INDUSTRIAL BUILDING FOR SALE

1190 NE Division

GRESHAM, OR 97030



Prime industrial opportunity near
downtown Gresham

CONTACT

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Ample parking and secure loading area

This former Pamplin print shop offers a prime location near downtown Gresham, OR, at the busy intersection of NE Division and NE Burnside.

SALE PRICE

- \$1,750,000

SIZE

- Building - 12,096 SF
(Warehouse - 8,104 SF / Office - 3,992 SF)
- Lot - 52,272 SF (1.2 AC)

HIGHLIGHTS

- **Prominent Signage:** Ideal for business visibility along a busy corridor.
- **Ample Parking:** Large parking lot with plentiful spaces for employees and customers.
- **Secure Access:** Gated area at the rear of the building with one large grade door.
- **Functional Layout:** Multiple employee entrances along the side of the building.
- **Versatile Space:** Former Pamplin print shop, suitable for various industrial or commercial uses.

TRAFFIC COUNT

NE Division / NE Burnside - 96,064 ADT (2022)



Located near downtown Gresham, this property is situated in a dynamic and growing area with excellent accessibility.

BOASTING HIGH VISIBILITY AND A CENTRAL LOCATION, THIS PROPERTY IS CLOSE TO MAJOR TRANSPORTATION ROUTES, LOCAL AMENITIES, AND A VIBRANT MIX OF RETAIL AND DINING.



NEARBY BUSINESSES

- Gresham Station Shopping Center
- Safeway
- Walgreens
- East County Library (under construction)
- Gresham Town Fair Shopping Center
- Winco Foods
- Subaru of America - Distribution Center
- Fred Meyer

CONVENIENT MULTI-MODAL ACCESS

- Three-minute walk from the Cleveland Ave MAX Station Stop
- Convenient access to the Gresham Central Transit Center



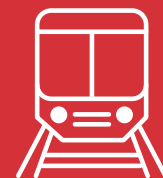
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BIKE SCORE



79

WALK SCORE



61

TRANSIT SCORE

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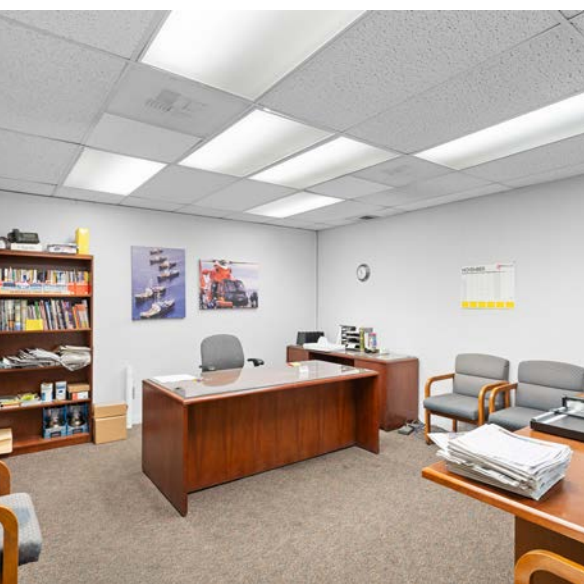
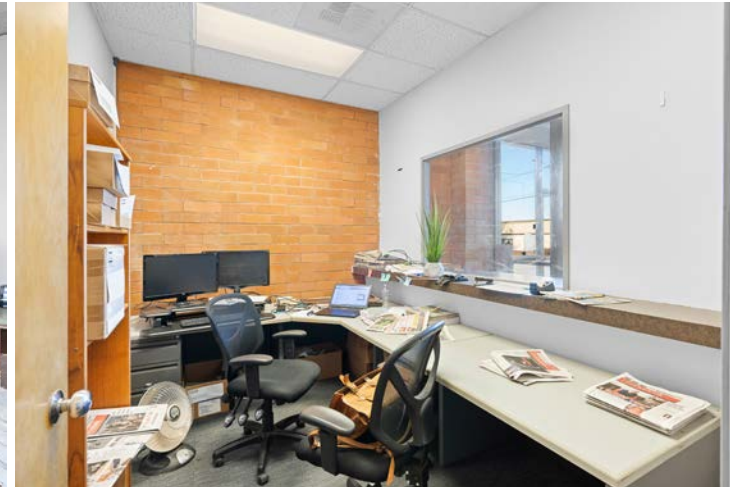
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Photos



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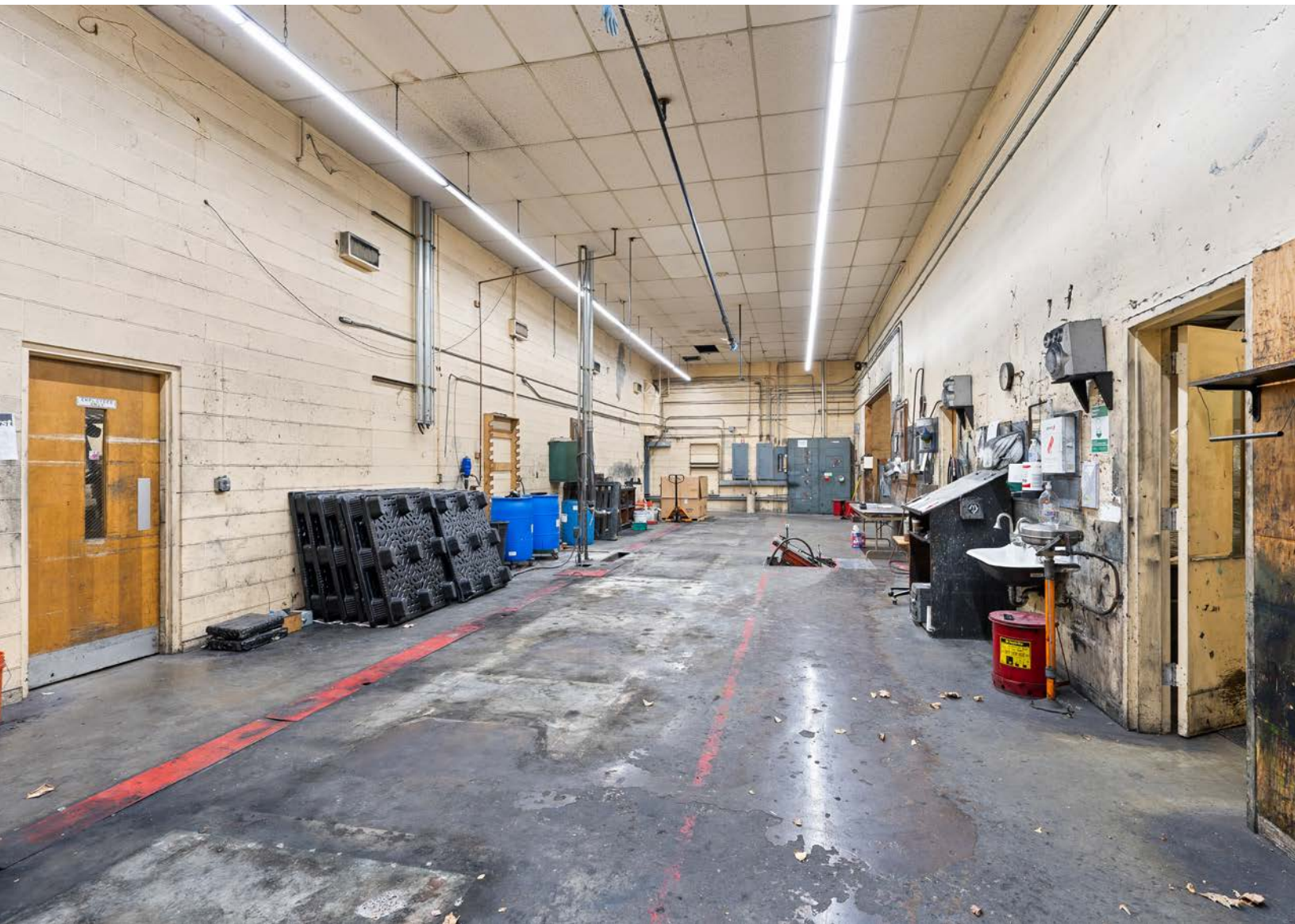
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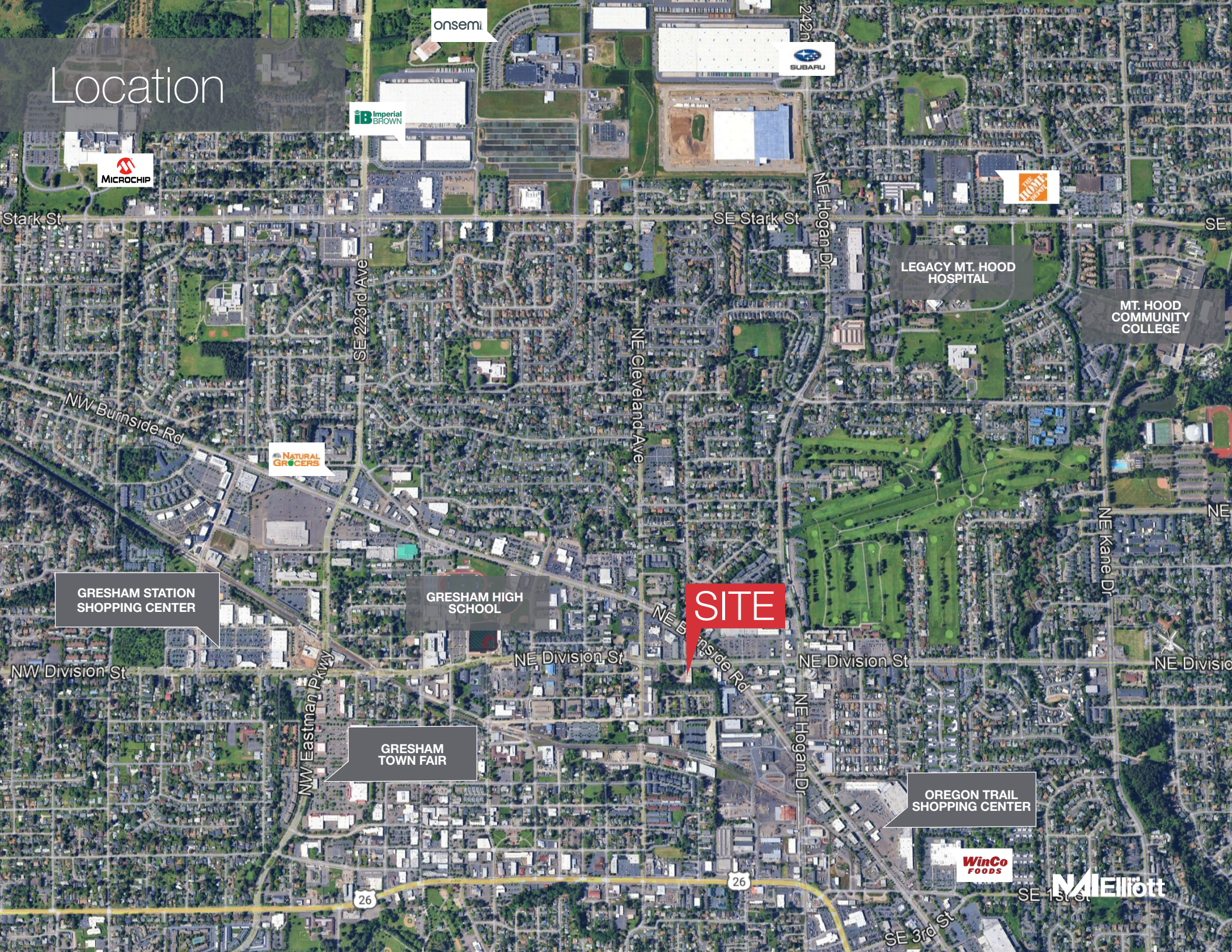
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Location



onsemi

iB Imperial BROWN

SUBARU

MICROCHIP

THE MOUNTAIN CENTER

LEGACY MT. HOOD HOSPITAL

MT. HOOD COMMUNITY COLLEGE

NATURAL GROCERS

SITE

GRESHAM STATION SHOPPING CENTER

GRESHAM HIGH SCHOOL

OREGON TRAIL SHOPPING CENTER

GRESHAM TOWN FAIR

WinCo FOODS

NA Elliott

26

26

SE 1st St

SE 3rd St

Stark St

SE Stark St

SE

SE 223rd Ave

NE Cleveland Ave

NE Hogan Dr

NE Kane Dr

NE

NW Burnside Rd

NW Division St

NE Division St

NE Division St

NE Division

NW Eastman Pkwy

NE Hogan Dr

26

26

SE 1st St

SE 3rd St