

FOR SALE | OWNER – USER / FLEX INDUSTRIAL

\$699,000

± 7,318 SF BUILDING

± 6,098 SF LAND

ZONING: CM2

DELIVERED: VACANT SHELL



**COMMERCIAL
BLACK.**



INDUSTRIAL FUNDAMENTALS
14' CLEAR TO BEAM
3-PHASE POWER | ±600 AMPS
(2) GRADE-LEVEL ROLL DOORS

8776 - 8778 NE Sandy Blvd Portland, Oregon 97220



Concept rendering for modernization / adaptive reuse
Shell condition allows build-to-suit improvements

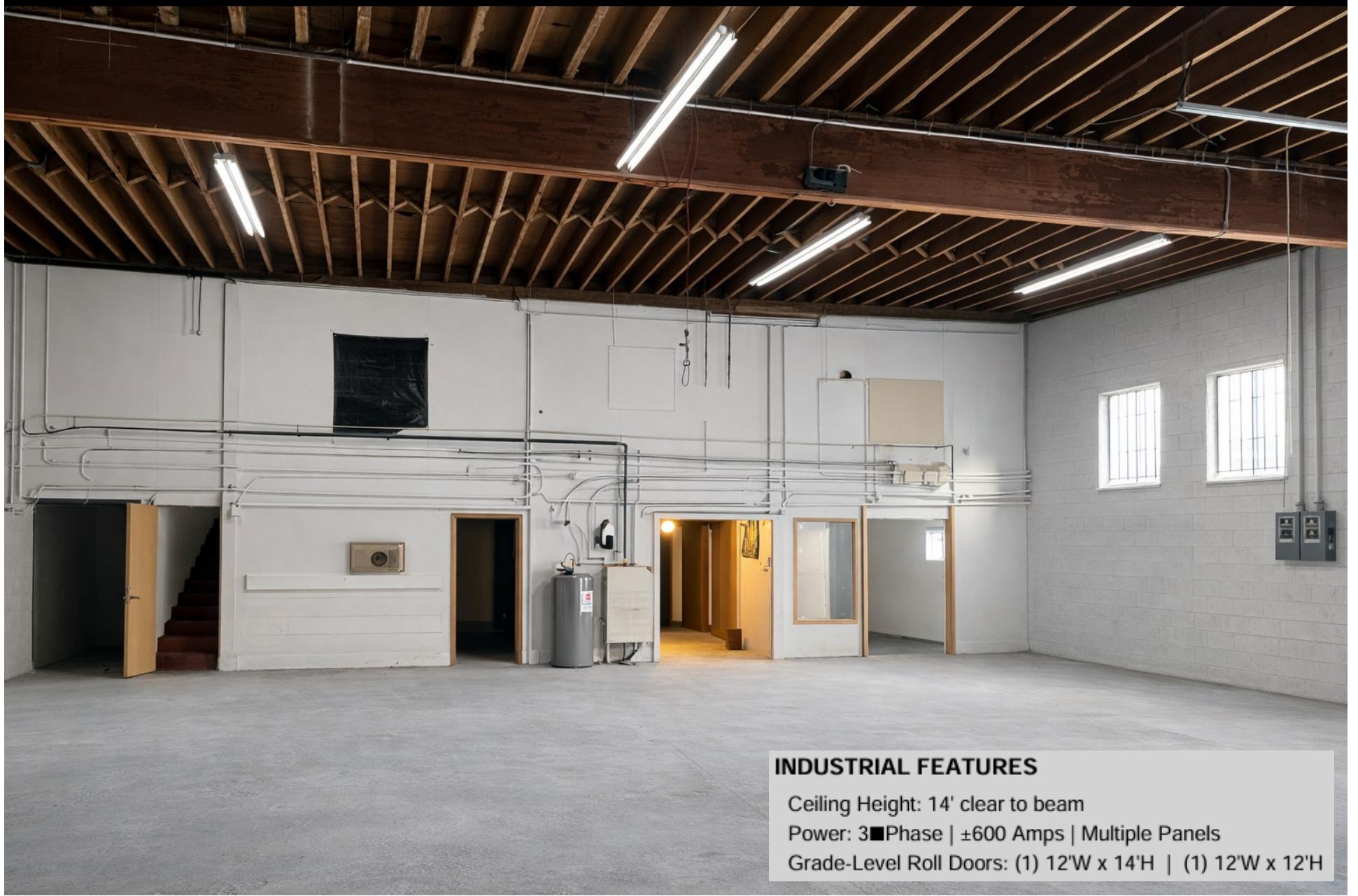
CONCEPT PHOTO - UNIQUE OPPORTUNITY - VALUE ADD

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**SERVICE RETAIL / FLEX INDUSTRIAL
OWNER-USER / VALUE ADD**

INTERIOR | WAREHOUSE / PRODUCTION AREA



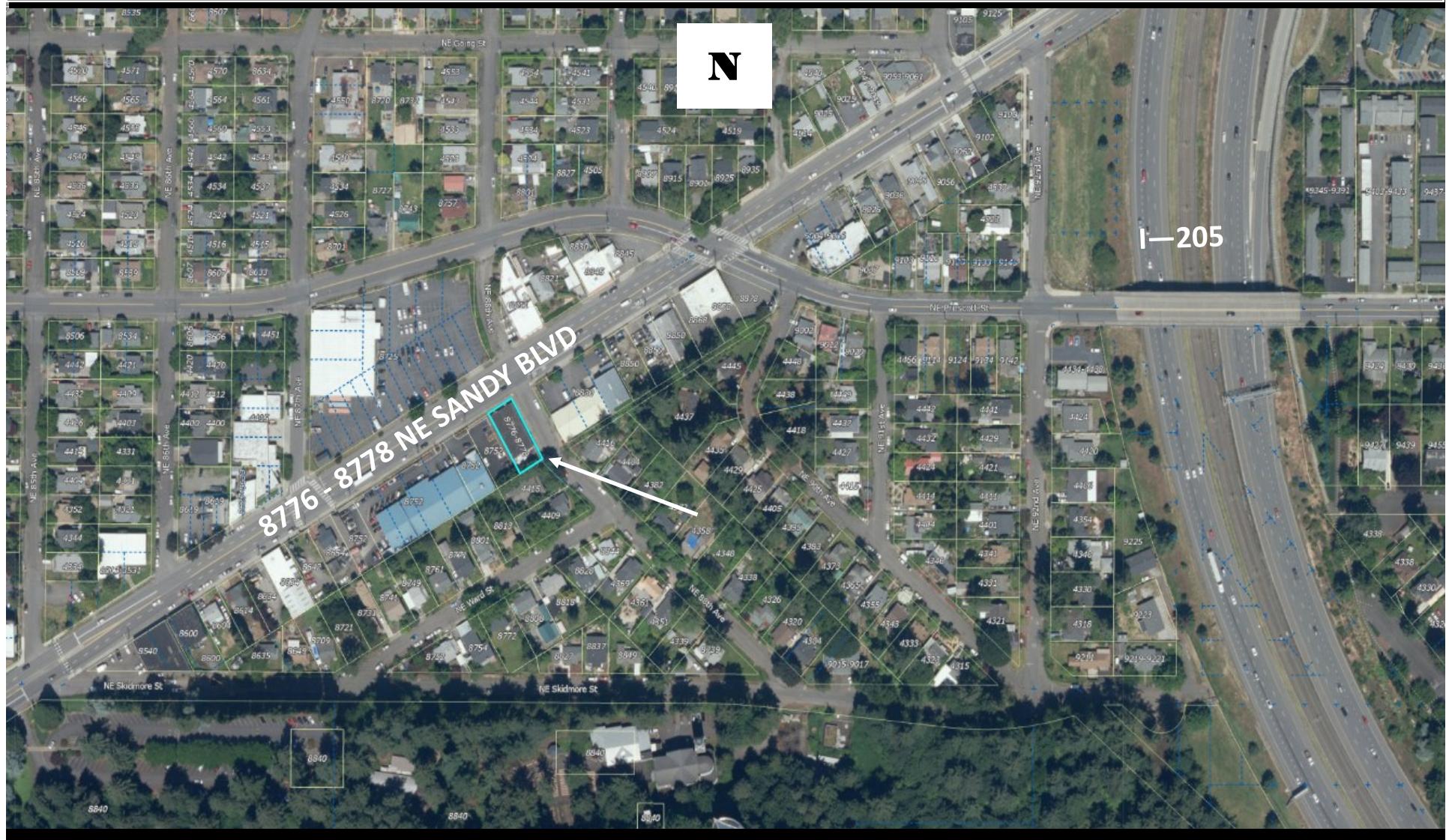
INDUSTRIAL FEATURES

Ceiling Height: 14' clear to beam

Power: 3-Phase | ±600 Amps | Multiple Panels

Grade-Level Roll Doors: (1) 12'W x 14'H | (1) 12'W x 12'H

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Building: +/- 1,920 SF Storefronts
+/- 1,920 SF Lower Level Office

Land: +/- 3,478 SF Warehouse

- RARE ENTRY BASIS FOR PORTLAND FLEX / INDUSTRIAL
- VACANT SHELL - READY FOR TENANT IMPROVEMENTS
- SIGNIFICANT UPSIDE THROUGH INTERIOR + FAÇADE REPOSITIONING
- 16 INCH BLOCK EXTERIOR WALLS
- BRICK FAÇADE STOREFRONTS
- TWO SEPARATE STOREFRONTS
- STAIRWELL ACCESS TO WAREHOUSE VIA WEST STOREFRONT
- GOOD POWER
- HIGH CEILINGS
- MANAGEABLE TRUCK LOADING ON 88TH AT GRADE LEVEL DOORS

Owner User Scenario

- \$699,000 Purchase Price
- 10% Down Payment
- 5.852% Interest Rate 1st (90% 504)
- 25 Year Am Term
- \$629,100 Loan Amount
- \$3,996.58 Monthly P&I
- \$ 6.55 SF Annual P&I
- \$.55 Per SF Monthly P&I
- Lower than Submarket Average Lease Rates
- Subject to Lender Qualifications



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OREGON REAL ESTATE AGENCY

Initial Agency
Disclosure Pamphlet