



WELL LOCATED 3,900 SF COMMERCIAL /
FLEX BUILDING JUST OFF SANDY BLVD

2319 NE Glisan Street
Portland, OR 97232

FOR SALE

Property Features



5,000 SF



3,894 SF



CM3 Zoning

Property Description

This CM3-zoned industrial property offers ±3,894 SF of flexible space on a 5,000 SF parcel in a prime City of Portland location just off Sandy Boulevard, featuring masonry construction with a flat roof suited for a wide range of commercial, production, and creative uses. The building includes roll-up door access from the frontage, five on-site parking stalls, a floor drain throughout, a front office area, ample electrical, a ceiling grid for production equipment or lighting, and a central skylight providing natural light, along with two heat pumps, two single-fixture restrooms, and a small adjacent kitchen area—making it a rare opportunity for owner-users or investors seeking adaptable space near major transportation corridors.

Cameron Schwab | Commercial Broker & Advisor

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Each Office Is Independently
Owned and Operated.



Property Details			
Building Size	3,894 SF	HVAC	2 heat pumps
Land Area	0.11 AC (5,000 SF)	Features	Floor drain, ceiling grid, front office
Zoning	CM3 (Commercial Mixed Use)	Scores	Walk: 96 / Transit: 65
Parking	5 surface spaces	Location	Lloyd District (near NE Sandy Blvd)

Key Highlights:

- CM3 zoning (highly flexible uses)
- 3,894 SF masonry building on 5,000 SF lot
- Roll-up door with frontage access
- 5 on-site parking stalls
- Two heat pumps
- Floor drain throughout
- Ceiling grid for production/lighting
- Extensive electrical
- Front office build-out
- Two single-fixture restrooms + kitchenette
- Central skylight
- Prime close-in location just off Sandy Blvd





