

FOR SALE

VERSATILE WAREHOUSE & OFFICE OPPORTUNITY WITH BUILT-IN CASH FLOW

2101-2133 NW YORK ST, PORTLAND, OR

Exclusively listed by

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 **Kidder
Mathews**

THE OPPORTUNITY

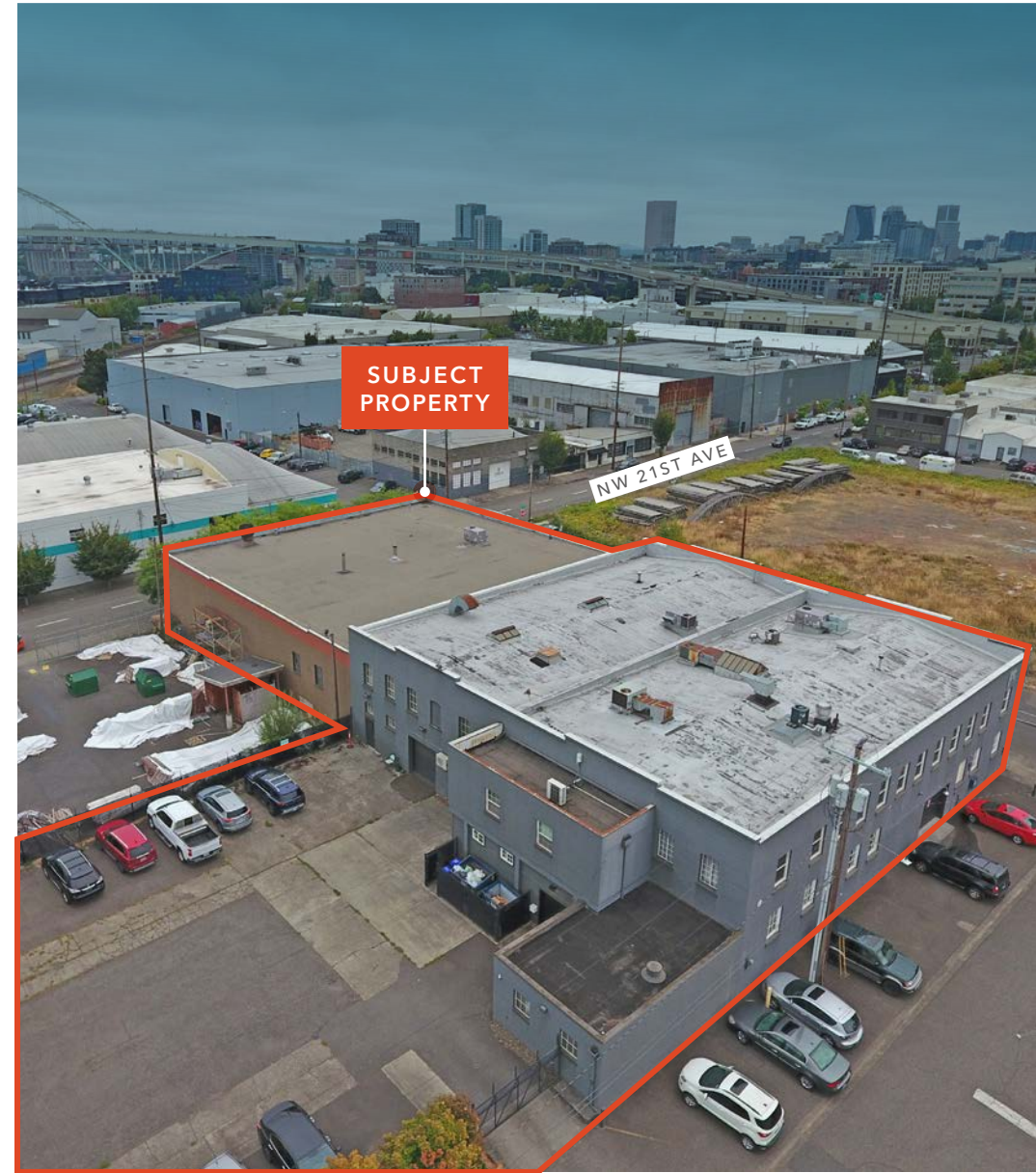
Kidder Mathews is pleased to exclusively present 2101-2133 NW York Street in Portland, Oregon. This rare industrial opportunity combines stable in-place income with immediate availability for occupancy. The Property sits on a $\pm 30,000$ SF lot and includes two buildings totaling approximately 31,375 SF of warehouse, manufacturing, and office, along with $\pm 10,000$ SF of secured surface parking and storage.

The majority of the Property is leased to a mix of long- and short-term tenants, providing investors with reliable cash flow, while approximately 10,000 SF of warehouse and office space remains available, offering an ideal opportunity for an owner/user to establish operations alongside existing income.

PROPERTY INFORMATION

ADDRESS	2101-2133 NW York St, Portland, OR 97210
GROSS BUILDING AREA	$\pm 31,385$
CURRECNTLY OCCUPIED	68%
LAND AREA	$\pm 30,000$ SF (.69 Acres)
YEAR BUILT	1905
PROPERTY TYPE	Industrial
ZONING	General Industrial 1 (IG1)
OFFERING PRICE	Call for quote
ENTERPRISE ZONE	Located within Portland Enterprise Zone

→ ENTERPRISE ZONE



2101-2133 NW YORK

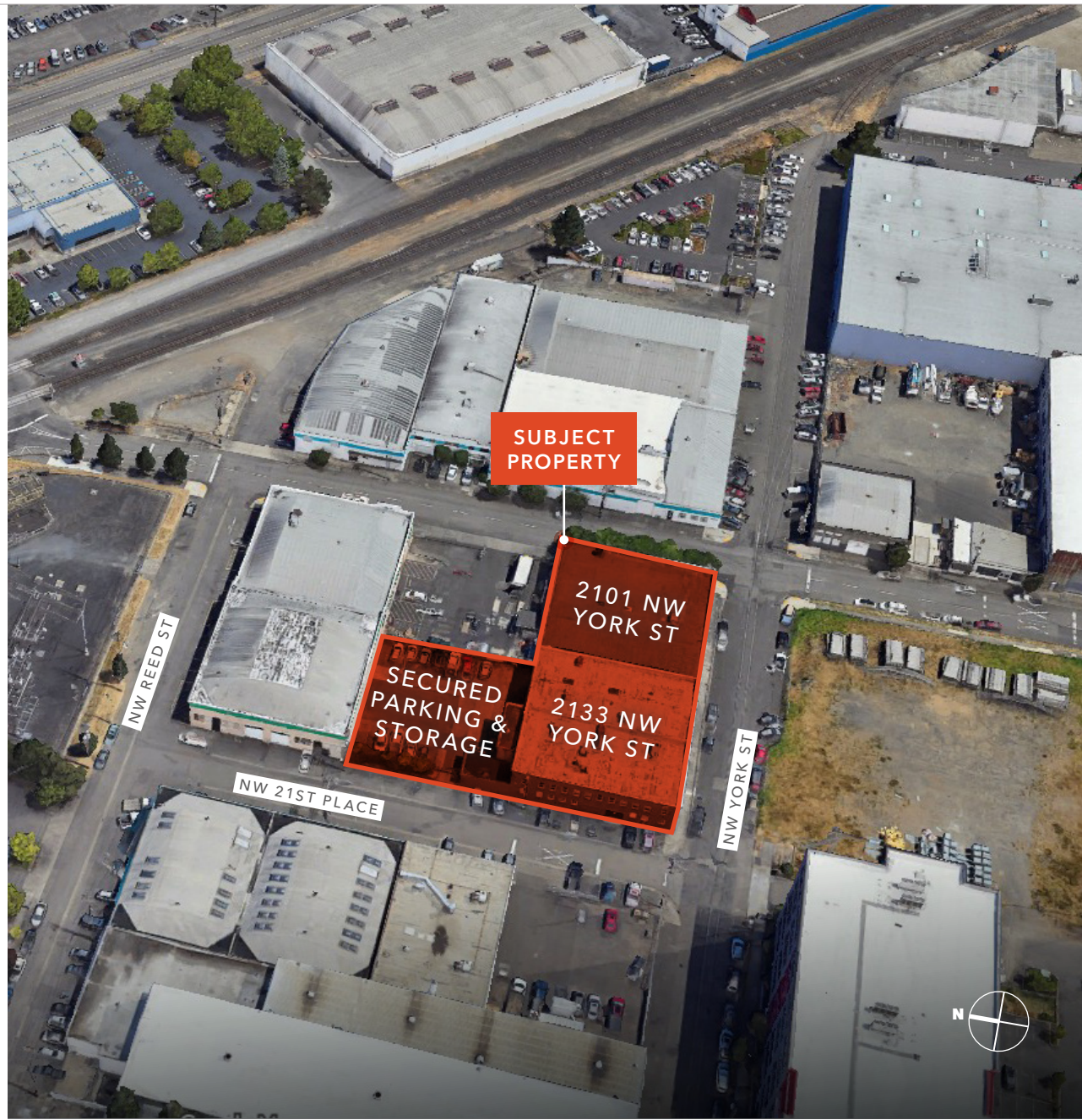
PHYSICAL PROPERTY

*Secure parking & storage with
electric vehicle charging*

PROPERTY DETAILS

GROSS BUILDINGS AREA	±31,385 SF
BUILDING 2101 GROSS AREA	±21,385 SF (including ±10,600 SF on 2nd floor)
BUILDING 2101 GROSS AREA	±10,000 SF with Mezz.
PARCEL NO.	(APN) - 1N1E28CA 02900
YEAR BUILT	1905
LAND AREA	Approximately 30,000 SF (0.69 Acres), includes ± 10,000 of secured parking/storage
DOCK LOADING	1 dock with 3 doors
GRADE LOADING	2 grade-level doors
PROPERTY TYPE	Office service and industrial warehouse and storage
ZONING	General Industrial 1 (IG1)

→ ZONING LINK



GROUND FLOOR PLAN



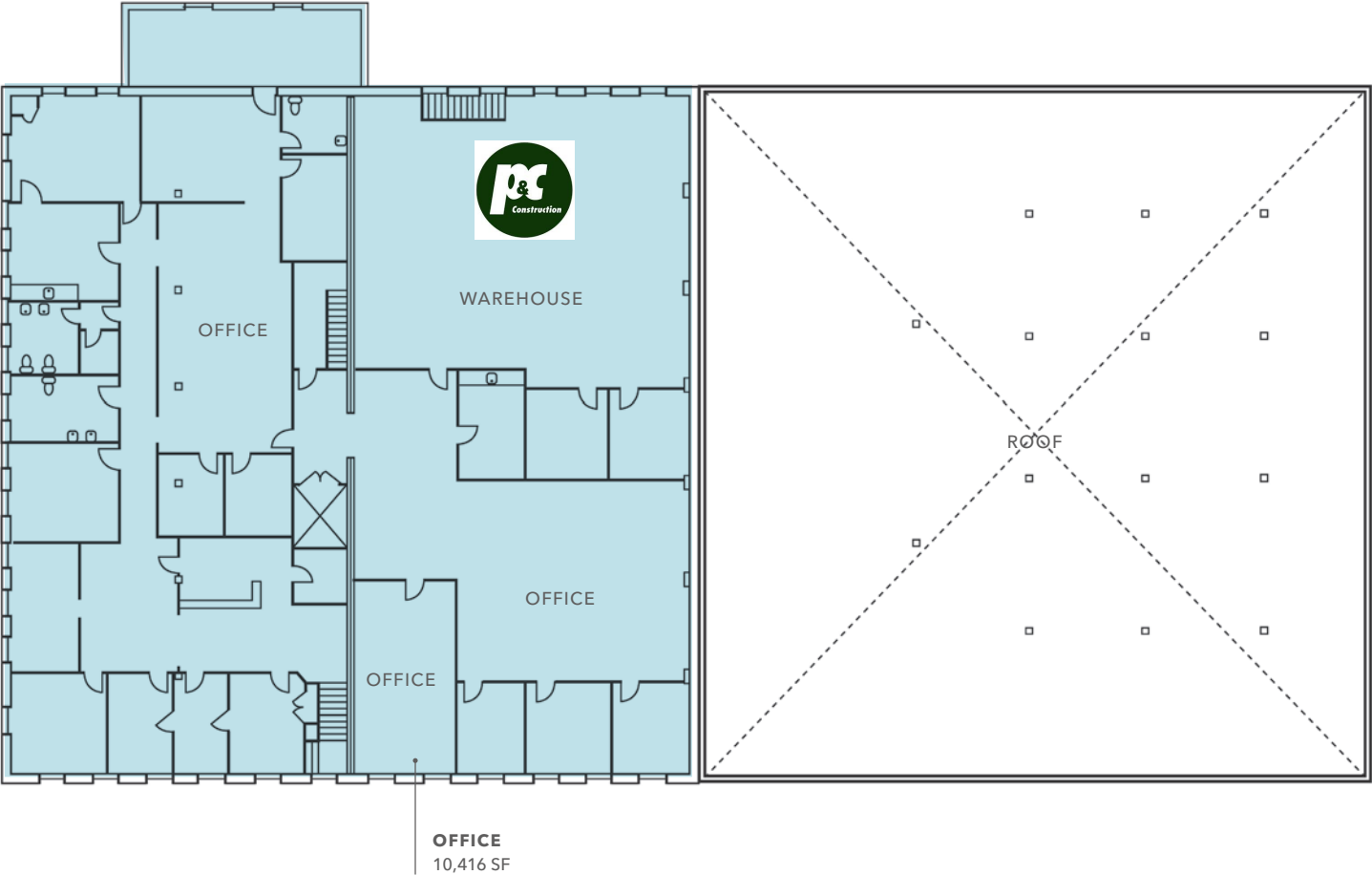
10K SF
AVAILABLE

1,671 SF
OFFICE AVAILABLE

8,329 SF
WAREHOUSE AVAILABLE

Tenant	Total Size
aMYLK	2,611 SF of office, production, and storage space
Synergy	3,000 SF of office and retail space
P&C Construction	15,774 SF of office, warehouse, and storage space

SECOND FLOOR PLAN



2101-2133 NW YORK ST

EXTERIOR



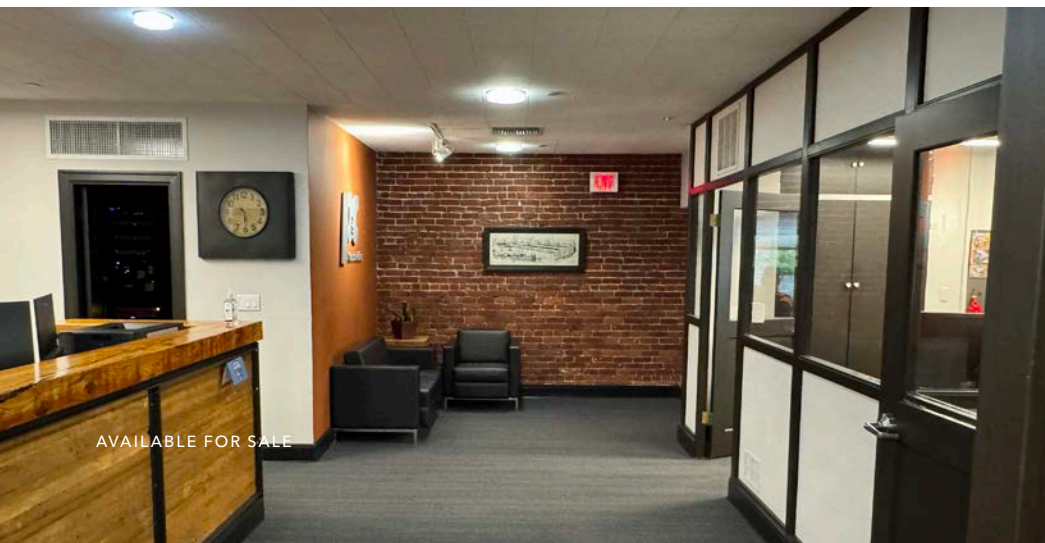
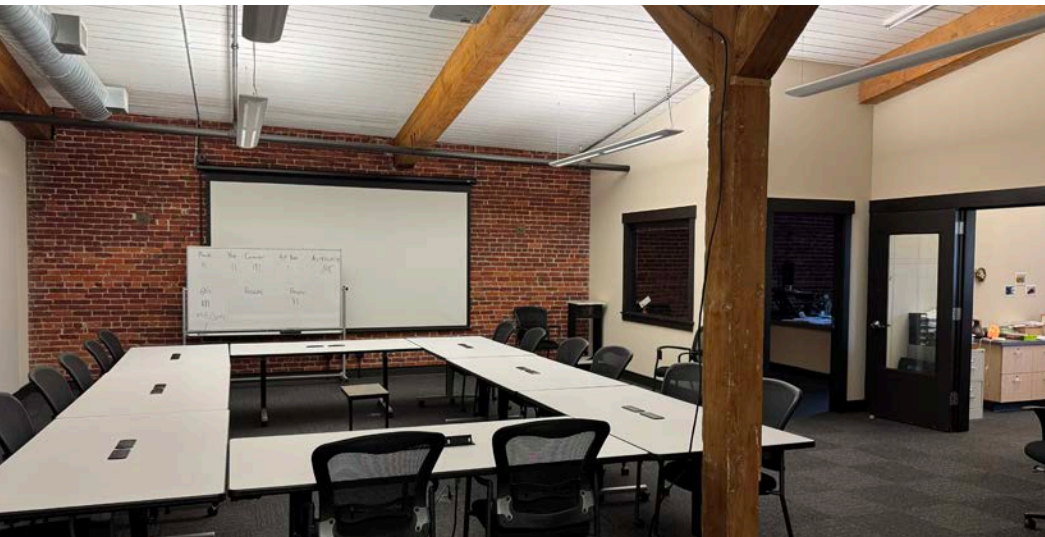
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2101-2133 NW YORK ST

INTERIOR



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KIDDER MATHEWS

TENANT PROFILES



P&C CONSTRUCTION

P&C Construction is a mid-sized, full-service commercial construction firm based in Portland, Oregon, managing projects in both private and public sectors. Their work encompasses markets such as K-12 education, healthcare facilities, historic renovations, community/public safety structures and office/industrial tenant improvements. With a legacy dating to 1961, they focus on building strong client relationships, leveraging collaboration, agile problem-solving and sustainable practices including LEED/Green-Globe staff credentials, local sourcing and material reuse.

As a tenant, P&C Construction represents a stable tenant profile given its entrenched regional presence, diversified project base and alignment with markets (education, civic, healthcare) that historically maintain consistent facility needs.



AMYLK

aMYLK is a Portland-based producer of premium, plant-based nut milks founded by local entrepreneur Amy Bonesteel. Specializing in small-batch, organic “mylks” made from almonds, hazelnuts, and other nuts using clean, simple ingredients with no gums, oils, or preservatives. aMYLK differentiates itself through its focus on raw, unpasteurized, nutrient-dense products that contain a significantly higher nut content than commercial alternatives. The brand has built a loyal following throughout the Portland metro area, distributing its products via local farmers markets, subscription pre-orders, and direct retail pick-up from its production facility at 2147 NW York Street. aMYLK is recognized for its sustainability practices, including reusable glass bottle packaging and partnerships with regional organic growers. With a strong reputation for quality, transparency, and community engagement, aMYLK represents a stable, mission-driven local tenant serving the region’s growing demand for premium, health-focused plant-based beverages.



SYNERGY BEHAVIOR STUDIOS

Synergy Veterinary Behavior is a specialized animal care practice providing comprehensive behavioral health services for dogs, cats, horses, and other companion animals. The company combines board-certified veterinary expertise with evidence-based training and behavior modification programs.

Operating within Portland’s strong pet-care market, Synergy has established itself as a trusted provider in a niche sector with high client loyalty and growing demand for advanced behavioral services. The company’s professional reputation, specialized expertise, and stable client base contribute to its strength as a long-term, service-oriented tenant.

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North Portland

SUBJECT
PROPERTY

Lloyd
District

PORTLAND

Slab
Town

Pearl
District

Downtown
Portland

East Portland



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