

FOR SALE OR LEASE

INDUSTRIAL ALLEY

*Close-in multi-tenant investment opportunity
offering 35,137 SF available for sale or lease
with future development potential.*



PRICE REDUCED
~~\$4,000,000~~ \$3,600,000

603-677 N TILLAMOOK ST, PORTLAND, OR

km Kidder
Mathews

CREATIVE FLEX BUILDING IN CLOSE-IN NORTH PORTLAND

Investor or developer opportunity

48 surface-asphalt parking spaces along alleyway & on-street

Easy access to Downtown Portland, I-5 & I-84

Future income opportunity from billboard

Features a functional flex space design with typical site coverage and adequate off-street parking

Site coverage ratio of 66.0%
(46,422 SF footprint / 70,337 SF site)

Dock and grade loading

14'-20' clear height

219.2K

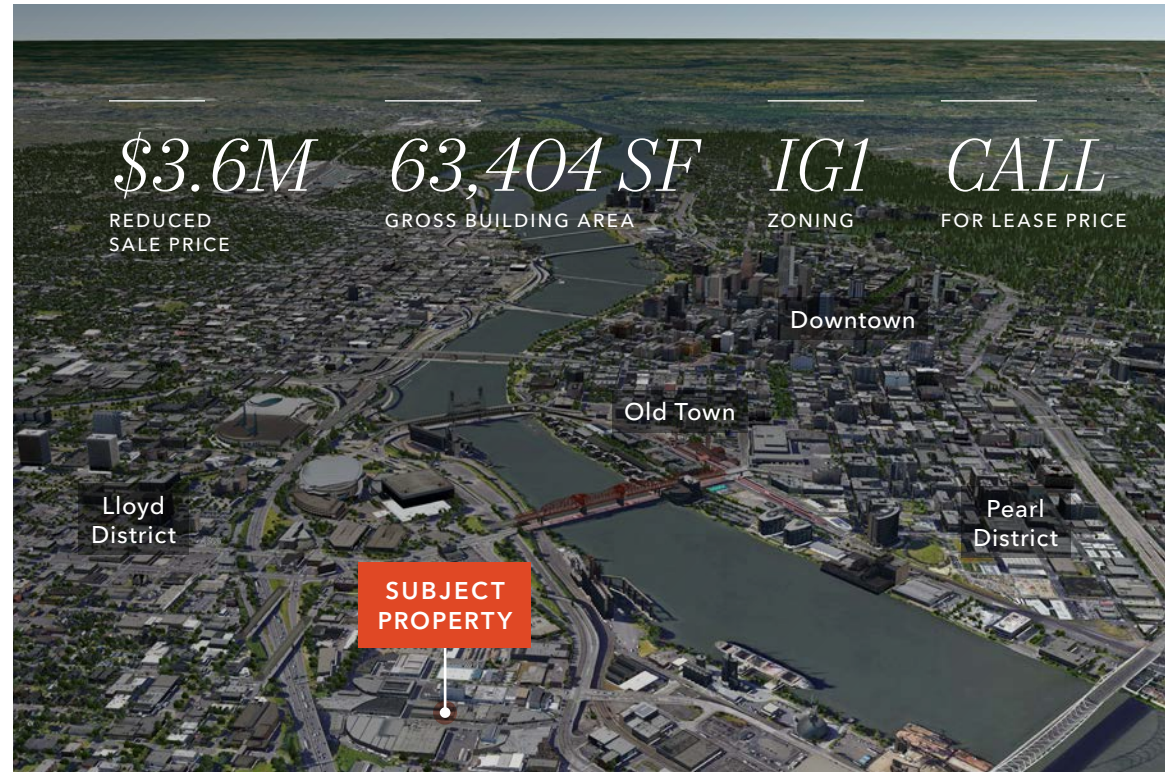
POPULATION

82.6K

MEDIAN HH
INCOME

330.5K

DAYTIME EMPLOYEES



\$3.6M

REDUCED
SALE PRICE

63,404 SF

GROSS BUILDING AREA

IG1

ZONING

CALL

FOR LEASE PRICE

GBA 63,404 SF

NRA 56,741 SF

LOT SIZE 1.61 acres

CONSTRUCTION
Poured in place
concrete tower- wood
framing with metal
exterior

YEAR BUILT 1924

RENOVATED 2010

OCCUPANCY 33%

TENANTS 4

PARKING 48

LOADING 13 dock high doors

ZONING General Industrial 1

AVAILABLE SF 35,137 SF

INDUSTRIAL ALLEY



INDUSTRIAL ALLEY



AVAILABLE FOR SALE OR LEASE

KIDDER MATHEWS

INDUSTRIAL ALLEY



SUBJECT
PROPERTY

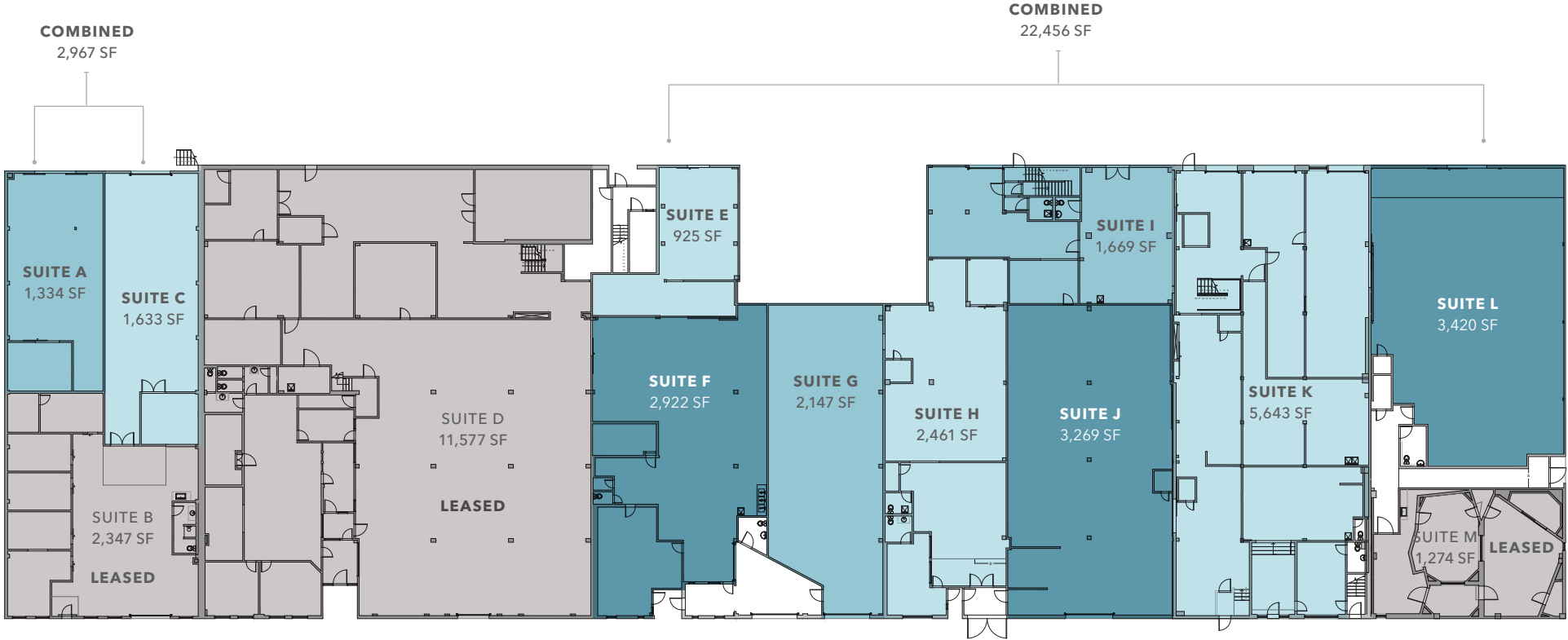
N THOMPSON ST

N TILLAMOOK ST

AVAILABLE FOR SALE OR LEASE

KIDDER MATHEWS

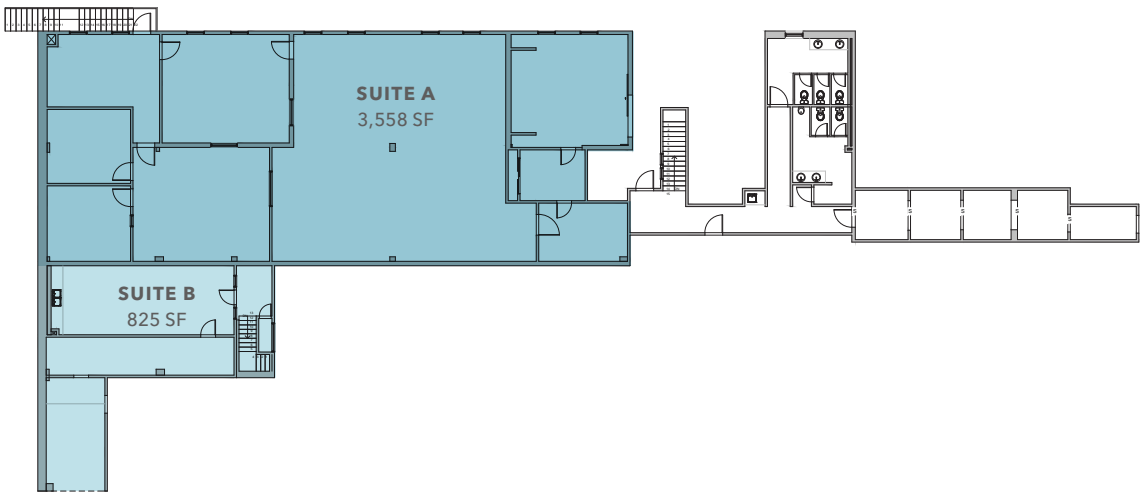
FIRST FLOOR PLAN



SUITES A-M
AVAILABLE NOW

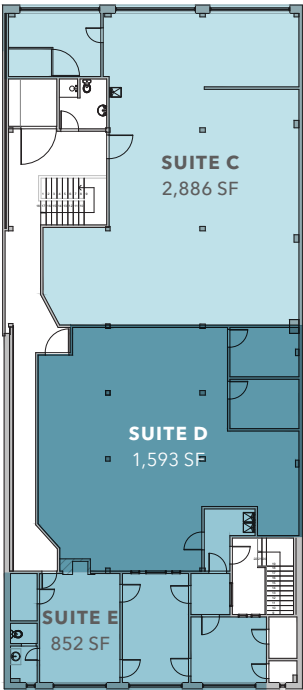
25,423 SF
AVAILABLE

SECOND FLOOR PLAN



SUITES A-E
AVAILABLE NOW

9,714 SF
AVAILABLE



INDUSTRIAL ALLEY

PORTLAND



SEVEN
BRIDGES
winery



SUBJECT
PROPERTY



MODA
CENTER



KIDDER MATHews

DRIVE TIMES

I-5 Ramp - 5 min

I-405 Ramp - 5 min

PDX Airport - 25 min

Beaverton - 23 min

Clackamas - 30 min

AVAILABLE FOR SALE OR LEASE



INDUSTRIAL ALLEY

*For more information on
this property, please contact*

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