



FOR LEASE



10 SE 10TH AVENUE

Industrial Building For Lease

± 5,000 SF with ± 1,200 SF Office | \$1.20/SF + NNNs

10 SE 10th Avenue, Portland, OR

- Located conveniently in SE Close-In, just one block south of Burnside at SE 10th
- Direct proximity to downtown Portland
- Solid infrastructure in place from previous tenant
- Formerly a Custom Wood Furniture Shop
- Includes distributed airlines and power
- Recently upgraded to include natural light throughout the space

CHRIS KAPPES

Vice President | Licensed in OR & WA

503-517-7127 | chris@capacitycommercial.com

SCOTT KAPPES, SIOR

Principal | Licensed in OR & WA

503-517-9877 | scottk@capacitycommercial.com

KENNY HOUSER, SIOR

Principal | Licensed in OR & WA

503-517-9875 | kenny@capacitycommercial.com



PROPERTY SUMMARY



PROPERTY DETAILS	
Address	10 SE 10th Avenue Portland, OR 97214
Warehouse SF	± 5,000 SF with ± 1,200 SF Office
Loading	1 Recessed Dock Door
Clear Height	10' - 16'
Power	200 amps, 240V, 3-phase
Sprinklered	No
Lighting	Fluorescent
Availability	September 1st, 2026
Lease Rate	\$1.20/SF + NNNs

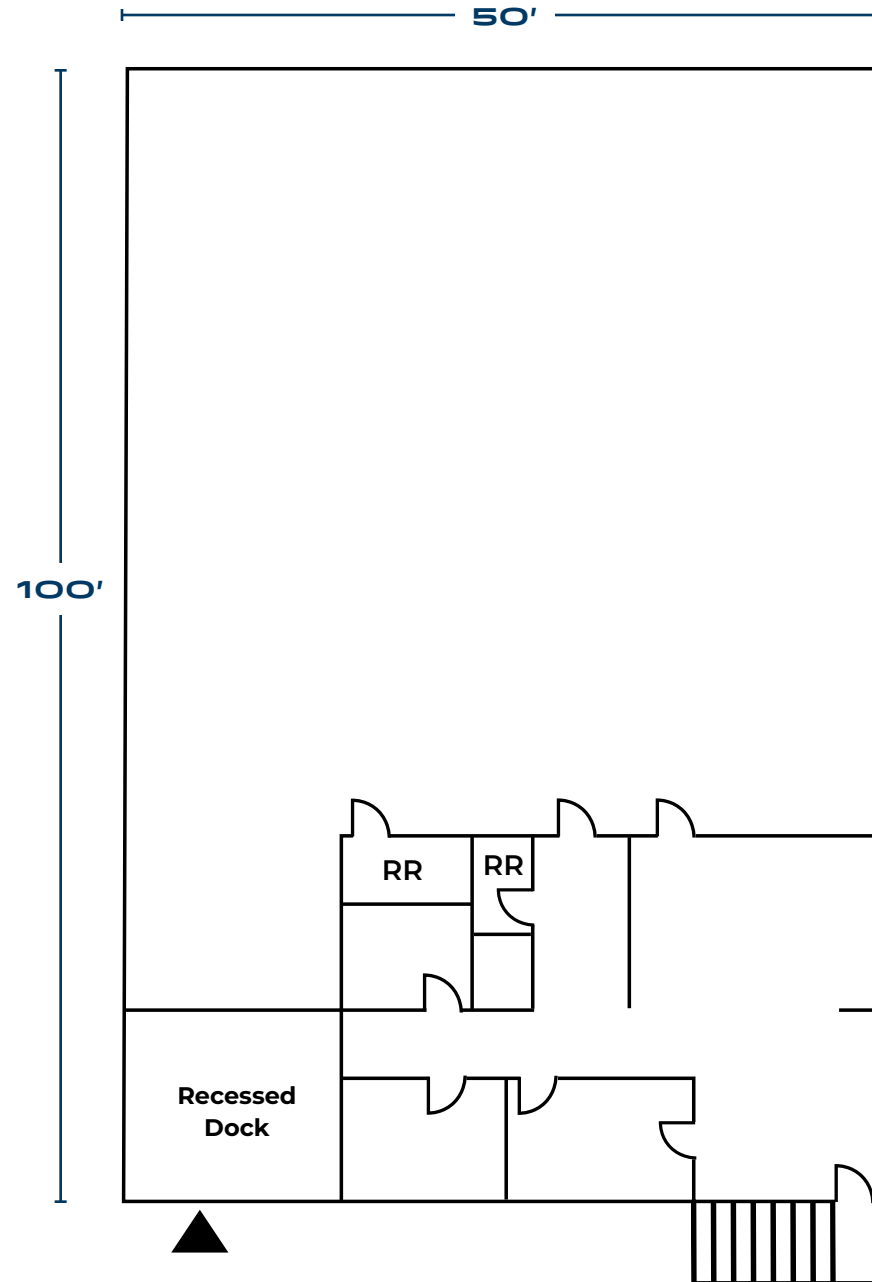
Location Features

- Immediate access to Burnside St and Sandy Blvd
- Plentiful retail amenities within walking distance
- 5-minute drive to I-84 and I-5 freeways





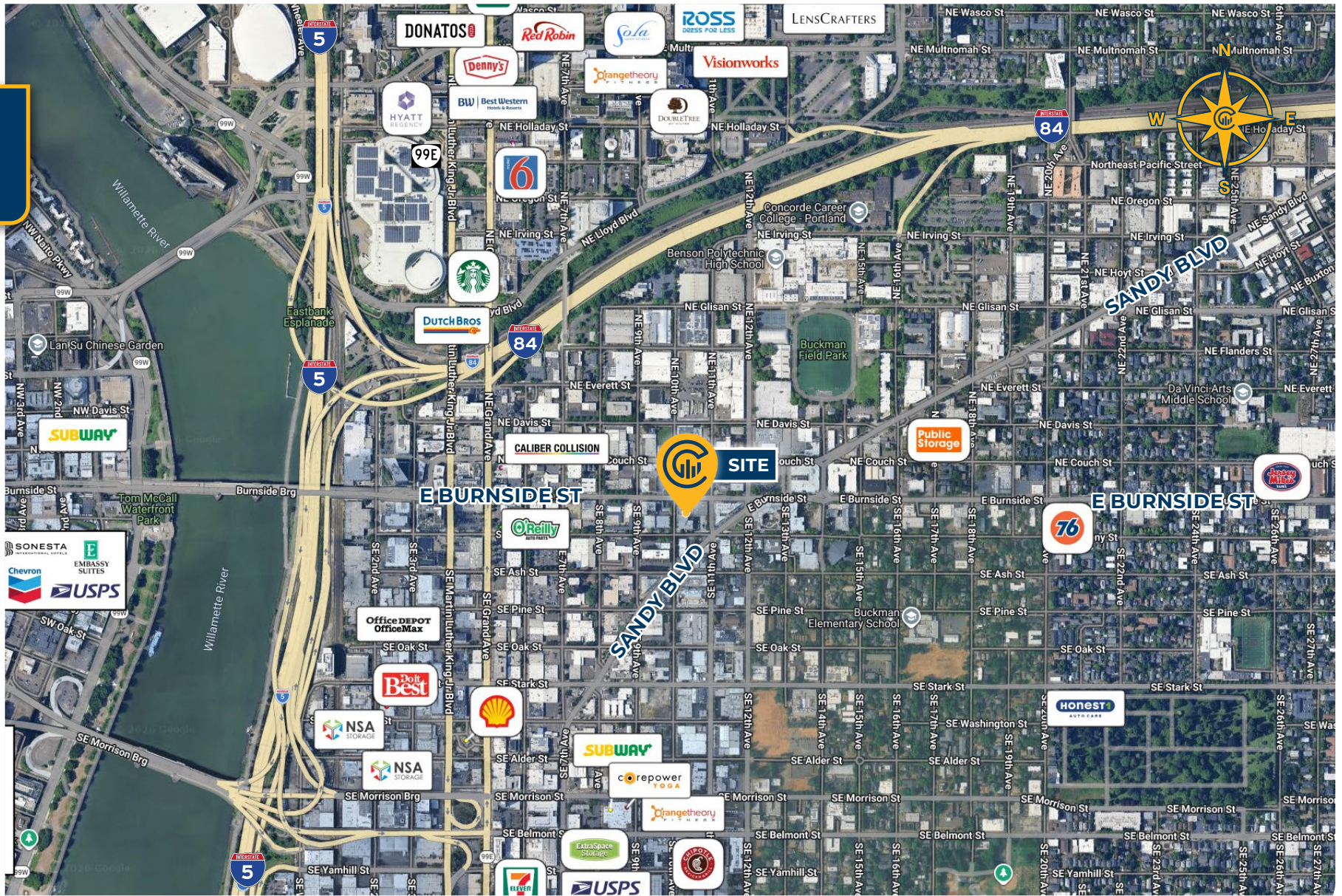
FLOOR PLAN



▲ Dock Door



LOCAL AERIAL MAP



*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024 | Map data ©2024 Google Imagery ©2024, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO

CHRIS KAPPES

Vice President | Licensed in OR & WA

503-517-7127

chris@capacitycommercial.com

SCOTT KAPPES, SIOR

Principal | Licensed in OR & WA

503-517-9877

scottk@capacitycommercial.com

KENNY HOUSER, SIOR

Principal | Licensed in OR & WA

503-517-9875

kenny@capacitycommercial.com