

FOR SALE OR LEASE

**Price
Reduction
\$12,950,000**

**2720
NW 35TH AVE**

PORTLAND OR 97210

FULLY
RENOVATED
WITH MODERN
AMENITIES



FREESTANDING, FENCED & SECURED BUILDING IN GUILDS LAKE
101,270 SF AVAILABLE



PROPERTY FEATURES



Full Building
Renovation
2024



Freestanding



Fully Fenced
and Secured
Site



Build to Suit
Improvements

Building Size	101,270 Total SF North Warehouse: 33,520 SF South Warehouse: 67,750 SF
Lot Area	3.6 AC (156,816 SF)
Office Size	±4,303 SF
Clear Height	North Building: ±21.5' South Building: ±15-18'
Sprinklers	ESFR
Lighting	LED with motion sensors per racking plan
Electrical	2000 amp, 3 phase 277/480 v
Parking	24 employee parking stalls (ability for additional)
Zoning	IH - Heavy Industrial (Portland/Multnomah) View Zoning Code Here
Loading	West-side: Eight (8) Dock Doors South-side: Nine (9) Dock Doors 1 Drive-in Door
Dock Equipment	<ul style="list-style-type: none"> Eight (8) 9' x 10' dock doors with 40,000 lb dock pit levelers at west building façade Six (6) 9' x 10' dock doors with 40,000 lb dock pit levelers at south building façade One (1) 12' x 14' door (ability to ramp) One ramped forklift door

Plumbing

- One (1) 2" domestic cold water supply stubbed into southwest corner of south building
- One (1) 6" sanitary sewer lateral stubbed into southwest corner of south building
- One (1) 5/8" domestic cold water supply stubbed just outside of northeast corner of north building

Business Incentives

Standard Enterprise Zone [Learn More](#)
E-Commerce Zone [Learn More](#)

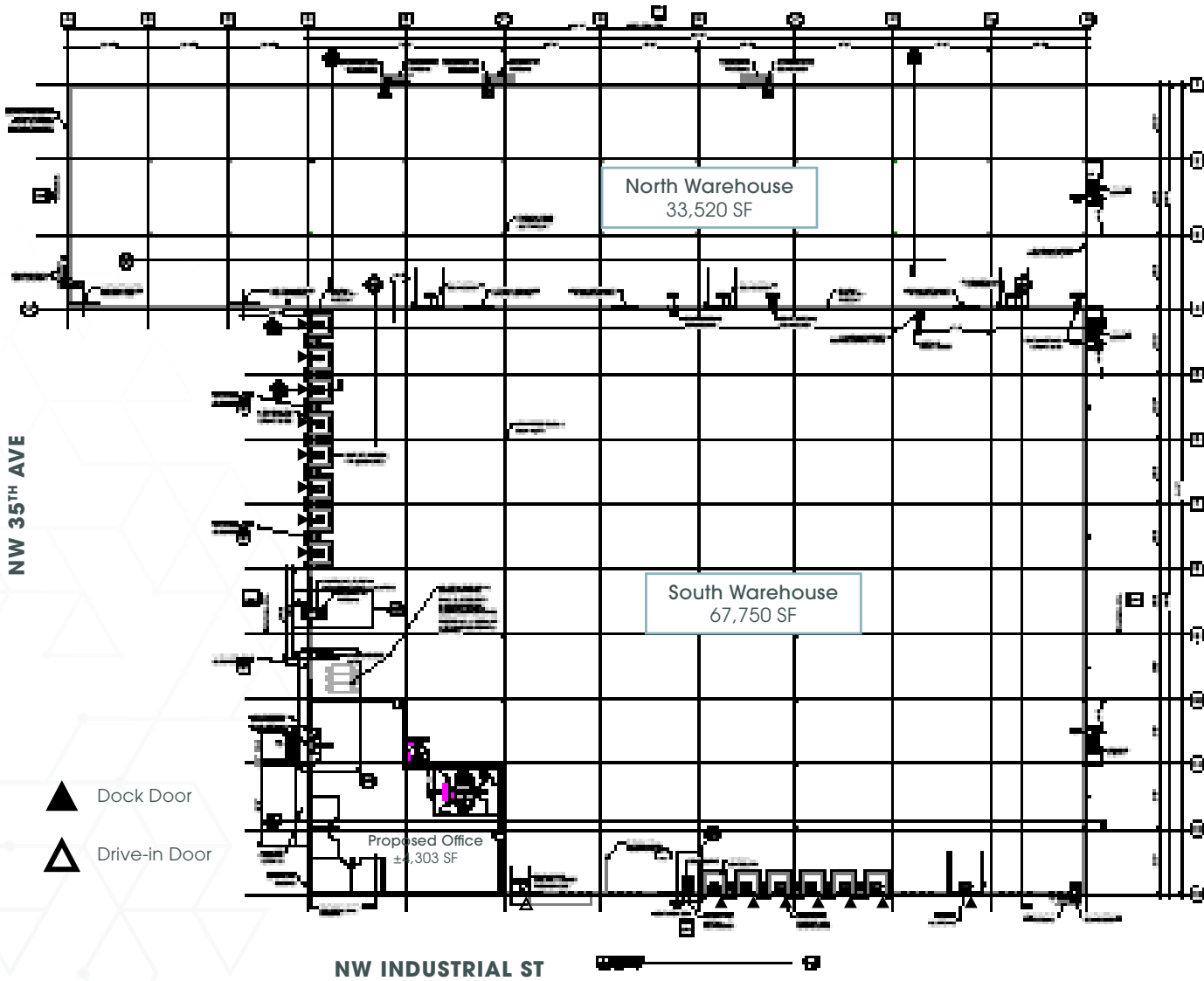
The property may qualify for additional programs
[View Here](#)

Rental Rate (NNN)

\$0.75/SF Shell
\$1.45/SF Office



FLOOR PLAN



SEAMLESS ACCESS

Situated in the Guilds Lake Industrial District, the property ensures easy access to major arterials and the Portland CBD.

- 1 Sub King
- 2 Boedecker Cellars Winery
- 3 Z Collection
- 4 7-Eleven
- 5 Great Notion Brewing
- 6 Powell's Books Warehouse
- 7 Domino's Pizza
- 8 Starbucks
- 9 McDonald's
- 10 Adidas Employee Store Portland
- 11 Freeland Spirits
- 12 Pine State Biscuits
- 13 New Seasons Market
- 14 Besaws - 1545 NW 21st





For more information, please contact:

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