

# Close-In Eastside Warehouse with Yard

4720 SE 26TH AVENUE, PORTLAND, OR 97202



FOR SALE  
& LEASE

**MACADAM  
FORBES**  
COMMERCIAL REAL ESTATE SERVICES

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## PROPERTY DESCRIPTION

The property is a free-standing industrial building with oversized loading doors, and paved/secured outside storage with team dock-to-yard loading. Located in the Brooklyn neighborhood, the property offers easy access to the core area and freeway system via SE Holgate Boulevard and Hwy 99.

## LOCATION DESCRIPTION

Easily accessible core area location, one block south of SE Holgate at SE 26th and Long Street.

## PROPERTY HIGHLIGHTS

- 1,440 SF office on two levels
- Seven oversized grade-level doors, one dock-high door
- 20' clear height
- 240-volt, 3-phase power
- 1,024 SF grade-level accessory building

## OFFERING SUMMARY

Sale Price:	\$2,900,000
Lease Rate:	\$0.85 SF/month (NNN)
Estimated NNN Expenses:	\$0.21/SF
Available SF:	39,775 SF
Building Size:	15,904 SF



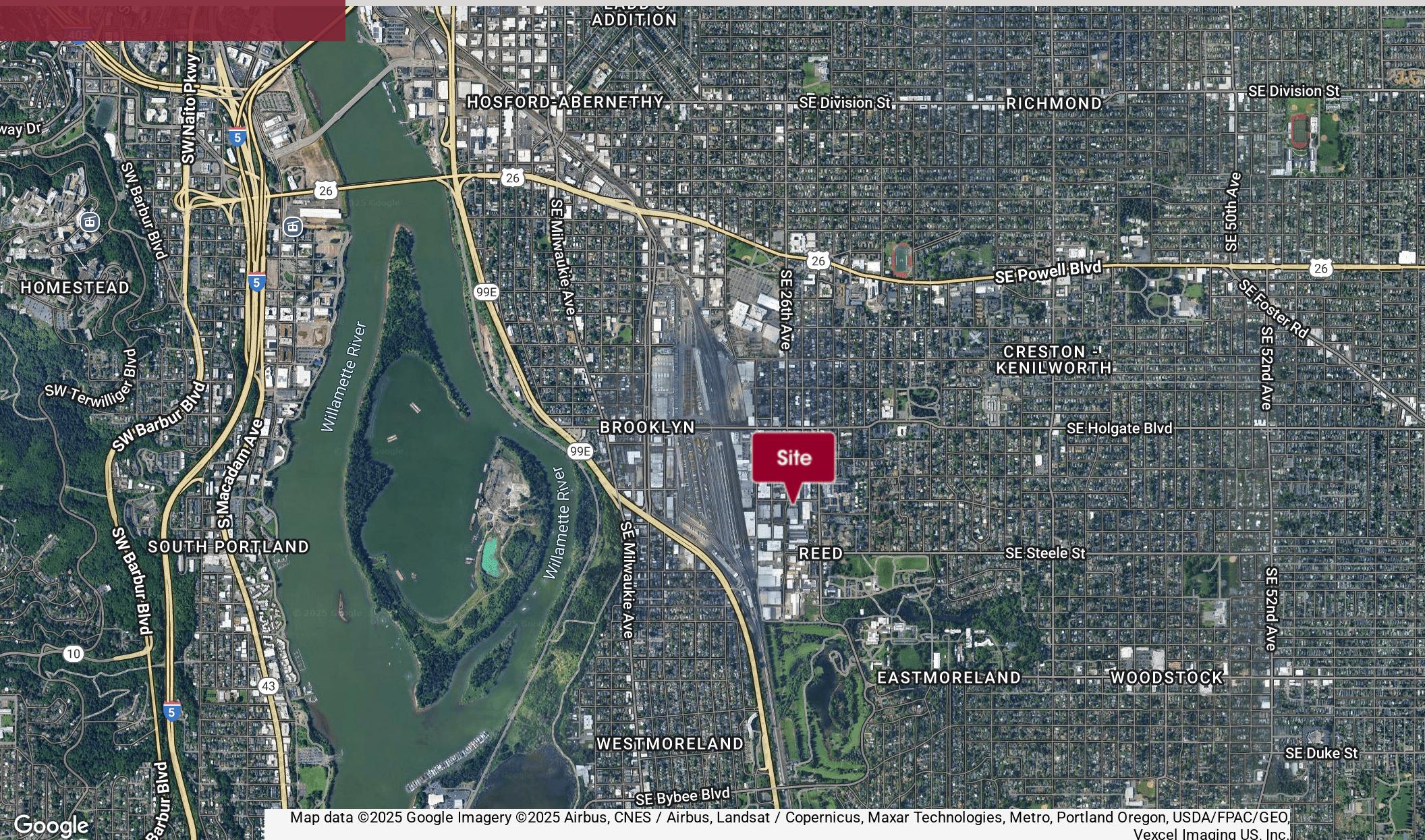
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