

Close-In Eastside Warehouse with Yard

4720 SE 26TH AVENUE, PORTLAND, OR 97202



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FOR SALE
& LEASE



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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

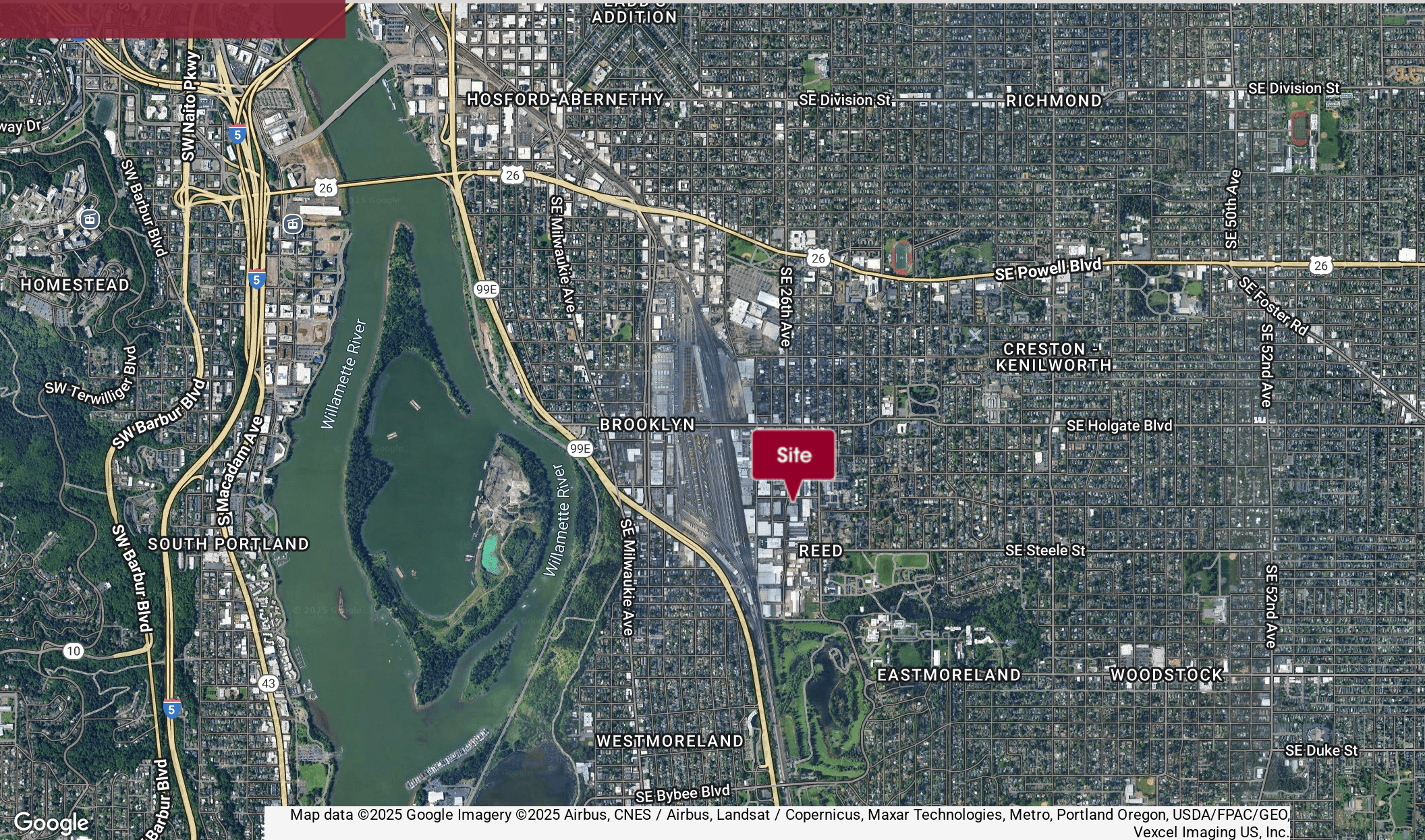
Sale Price:	\$2,900,000
Lease Rate:	\$0.85 SF/month (NNN)
Estimated NNN Expenses:	\$0.21 /SF
Available SF:	39,775 SF
Building Size:	15,904 SF



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