



OFFERING SUMMARY

Lease Rate/Mo:	\$8,500
NNN/Mo:	\$1,248
Available SF:	9,553 SF
Lot Size:	46,398 SF
Zoning:	IG2
	1963
Year Renovated:	2025

PROPERTY HIGHLIGHTS

- Recently remodeled with over \$300K in improvements
- Clear Height 15'-19' free span
- Oversized grade level doors (20')
- 800 amp service
- 20,000 SF of fenced yard space
- Well water and septic system (no City of Portland water charges)
- 2,355 SF of Office
- 2,355 SF of Mezzanine
- 4,843 SF of Warehouse

MICK GRIEP

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Commercial Real Estate NW
7320 SW Hunziker Rd, Ste 203
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FOR LEASE | APPROXIMATELY ±9,553 SF INDUSTRIAL SPACE
4233 NE 147TH AVE, PORTLAND, OR 97230

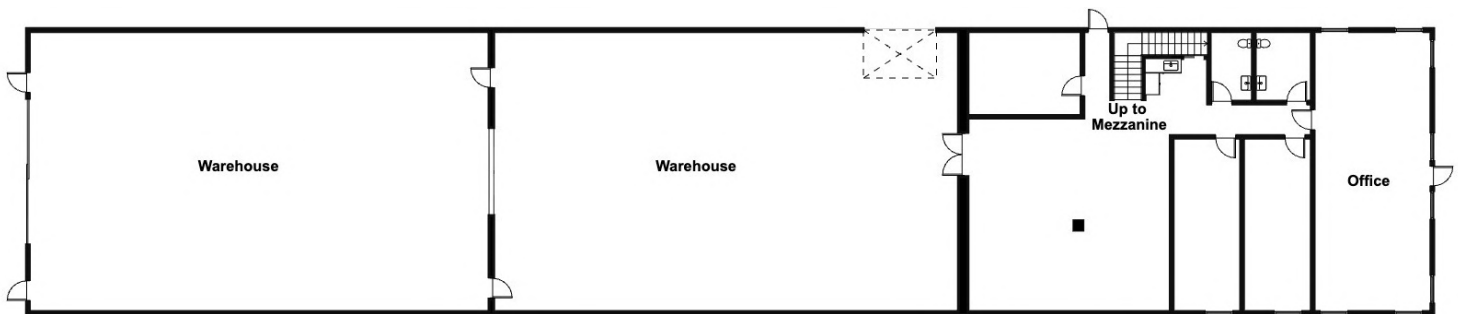


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FLOOR PLANS

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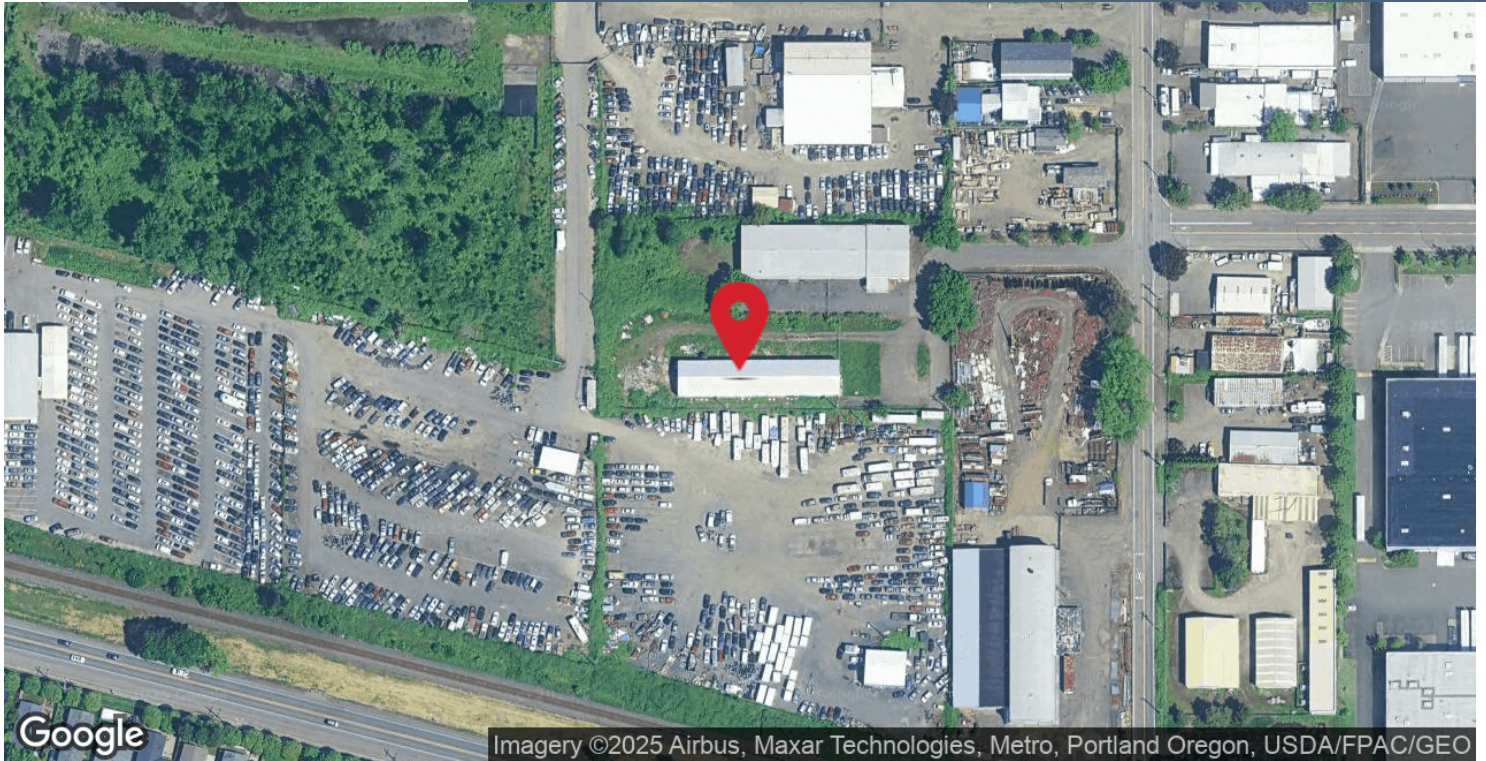


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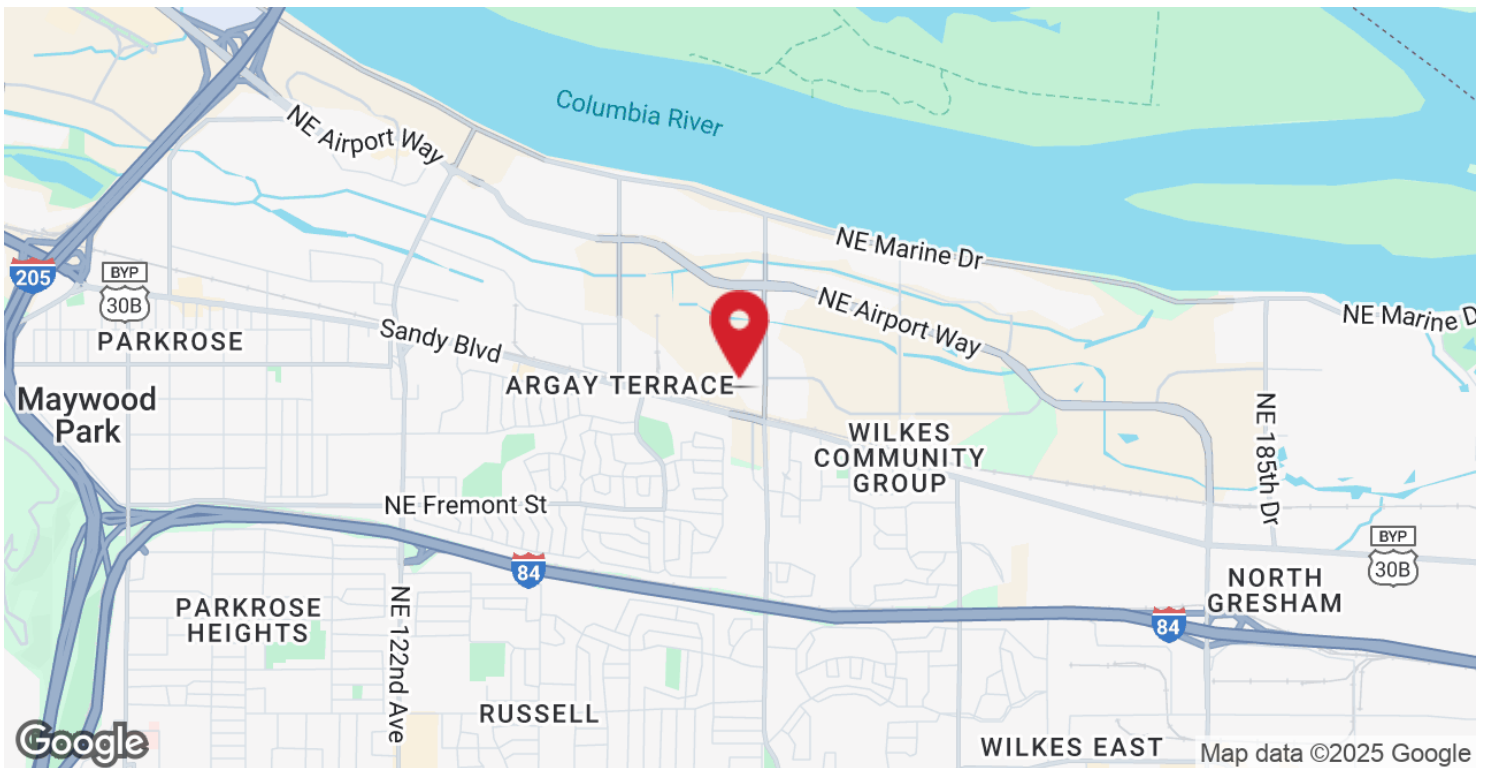
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