

For Sale or Lease

# VERY MOTIVATED LANDLORD/SELLER

*Up to 6 Months Free Rent for ±4,500 SF  
Close-In Eastside PDX Flex Building with  
Attractive Long-Term Seller Financing Available*



2645 N MISSISSIPPI AVE, PORTLAND, OR 97227

**km** Kidder Mathews



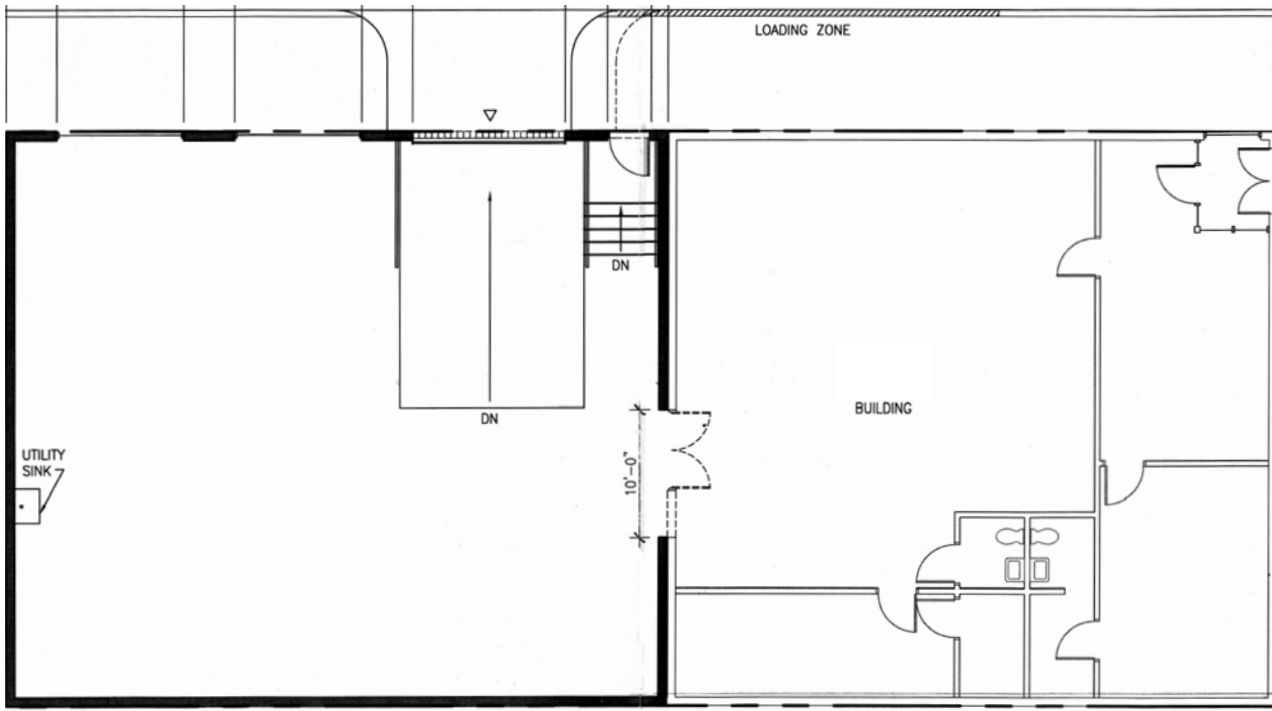


*The EX zone allows a full range of high density commercial, light industrial, institutional and residential uses. This zone is intended for sites in or near the Central City and in Gateway.*

BUILDING SIZE	4,500 SF
LOT SIZE	0.10 AC
BUILT	Phase 1: 1969   Phase 2: 2009
ZONING	EX (Central Employment)
POWER	400 Amp 3-phase
DOOR	One (1) 10' roll-up
SALE PRICE	Call for price
LEASE RATE	Call for price
CONCESSIONS	Up to 6 months free rent with 5-year lease

**AVAILABLE**  
SELLER FINANCING

# FLOOR PLAN



## QUICK FACTS

EX Zones are located predominantly in or near the Central City and in Gateway.

Generally, the uses and character of this zone are oriented towards: industry, office, and residential.

Specific allowable uses include: manufacturing, warehouse, wholesale sales, industrial services, residential, parks and open spaces, educational institutions, hospitals and quick vehicle servicing.

65'+ maximum height, which is generally 6 stories.

FAR range in the EX zone ranges from 3:1 - 9:1.

Height and FAR varies per plan district maps. Generally, buildings in EX zones are at least 65' and can reach up to 225' in some places.

Parking is generally not required for non-residential uses when development is located near transit or contains fewer than 30 residential units.

**5K SF**

AVAILABLE

AVAILABLE FOR SALE OR LEASE









# HIGHLY- ACCESSIBLE LOCATION

Close to Lillis Albina Park, Legacy Emanuel Medical Center and Kaiser Interstate North

Conveniently located near I-5, I-405, 99W and Fremont Bridge

Easy for visitors to locate

**12 MIN**

VANCOUVER

**16 MIN**

PDX AIRPORT

**21 MIN**

BEAVERTON

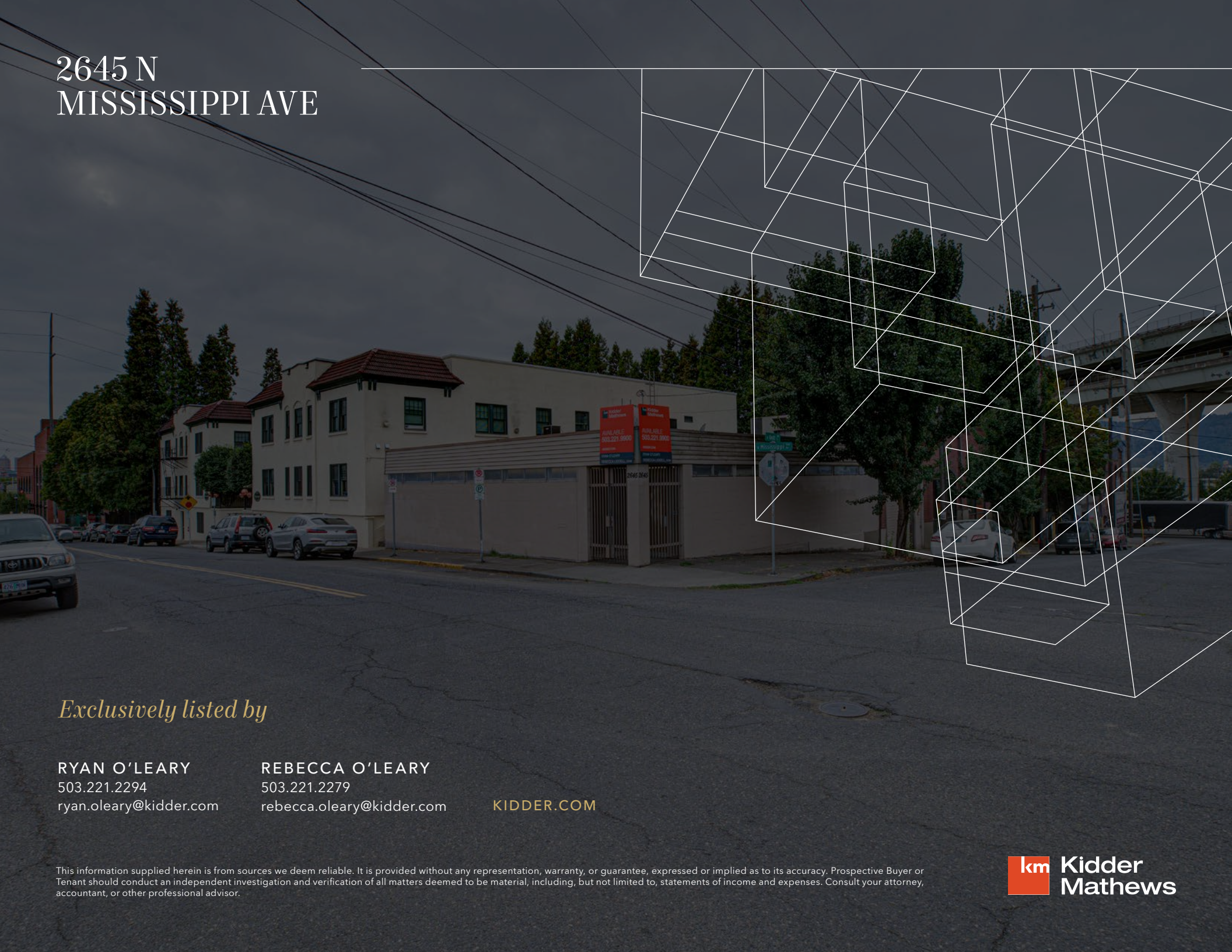
**26 MIN**

GRESHAM





# 2645 N MISSISSIPPI AVE



*Exclusively listed by*

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