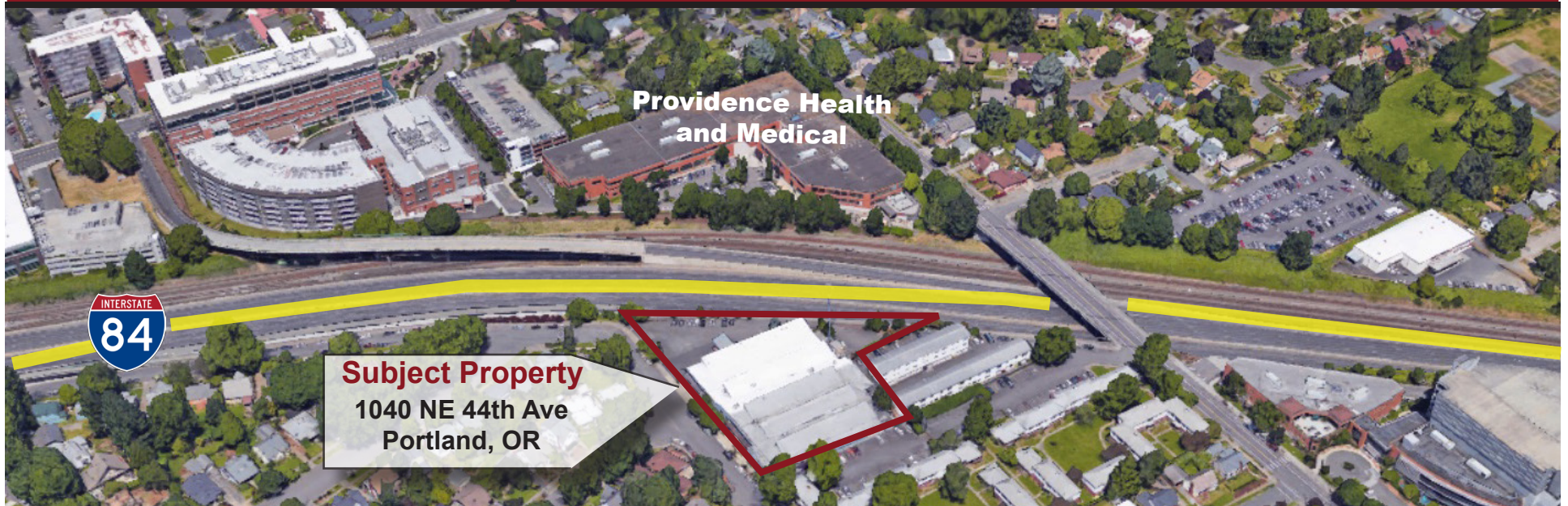


FOR LEASE

Dehen Building

Close-In Eastside Production Warehouse Facility



Highlight Summary

- Aproximately 19,098 Square Foot of Warehouse, with Office, Showroom, Storage, and Staff Facilities
- Available at \$12 per Square Foot, per Year NNN, 60 Month Lease Minimum
- Available January 2018, Current Occupant will be Vacating the Property at end of Year
- 2 Dock-High Loading Docks, and Off-Street Parking for 15 plus Vehicles
- EG2 Zoning Allows for Various Commercial Uses
- 16' Clear Height with Concrete Slab Throughout Warehouse, Heavy 3-Phase Power 280V, Gas Furnaces, Air Conditionaing in ±3,674 Square Foot Two-Story Office



For More Information, Please Contact:

Tod Breslau

503-740-4888 phone

tod.breslau@aol.com

www.premierepropertygroup.com



Location Highlights:

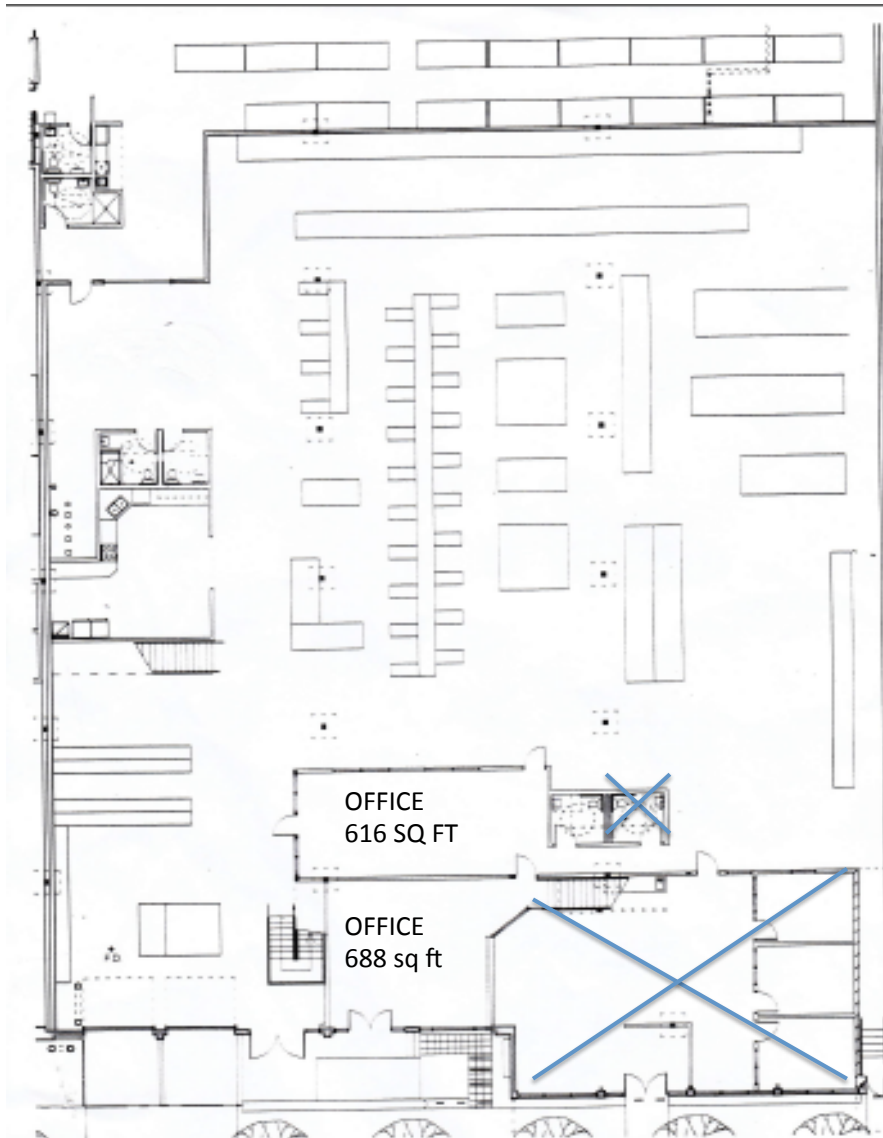
- Convenient Trimet MAX Stop With-in Walking Distance
- Walking Distance to Thriving Hollywood Neighborhood, with Popular Shopping and Services
- Convenient Interstate-84 Access
- Peaceful and Unique Location Nestled with-in Desirable Historical Laurelhurst Neighborhood
- Available On-Street Parking in Addition to Gated Lot

Demographics:

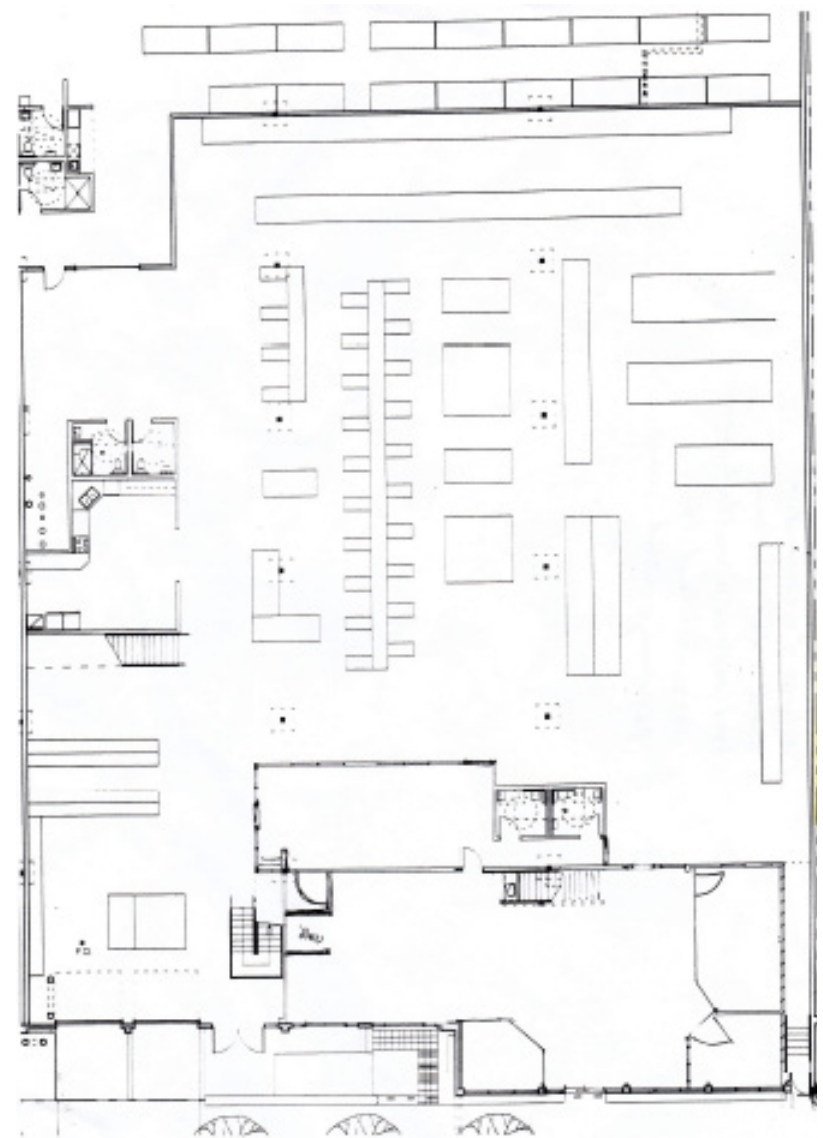
	1-Mile	3-Mile	5-Mile
2015 Total Population	28,088	208,620	450,427
2015 Household Income: Median	\$64,632	\$57,012	\$52,557
2015 Household Income: Average	\$89,369	\$77,967	\$74,141
2015 Per Capita Income	\$39,777	\$34,928	\$33,058

Floor Plans

Main Floor - 119' x 136' = 14,794 Square Feet | Upper Mezzanines = 4,304 square feet | Total Rentable Area = 19,098 Square Feet



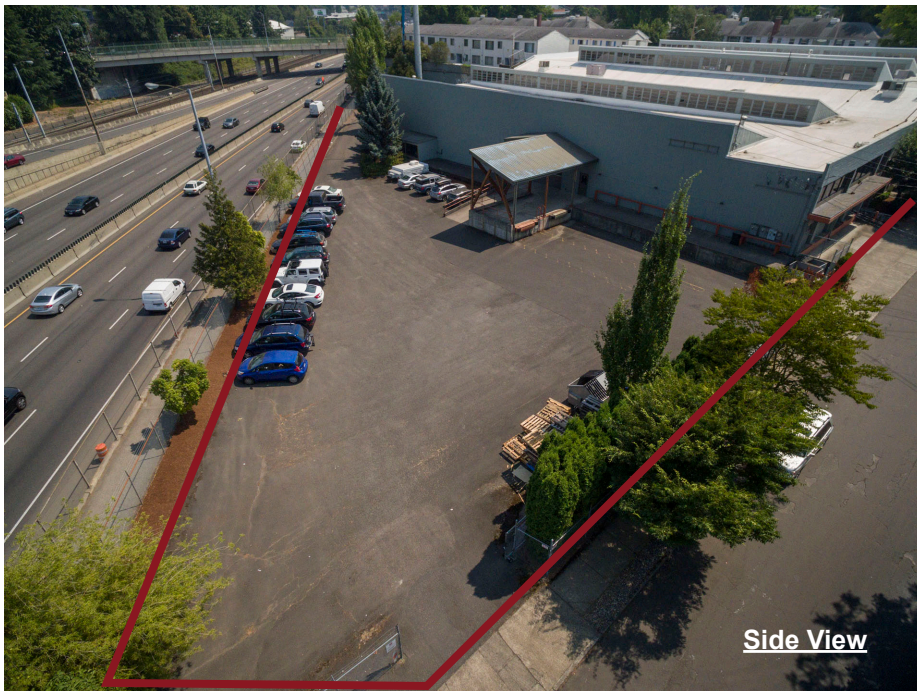
Lower Level Floor Plan



Upper Level Floor Plan

Dehen Building

1040 NE 44th Avenue, Portland, OR



Dehen Building

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