

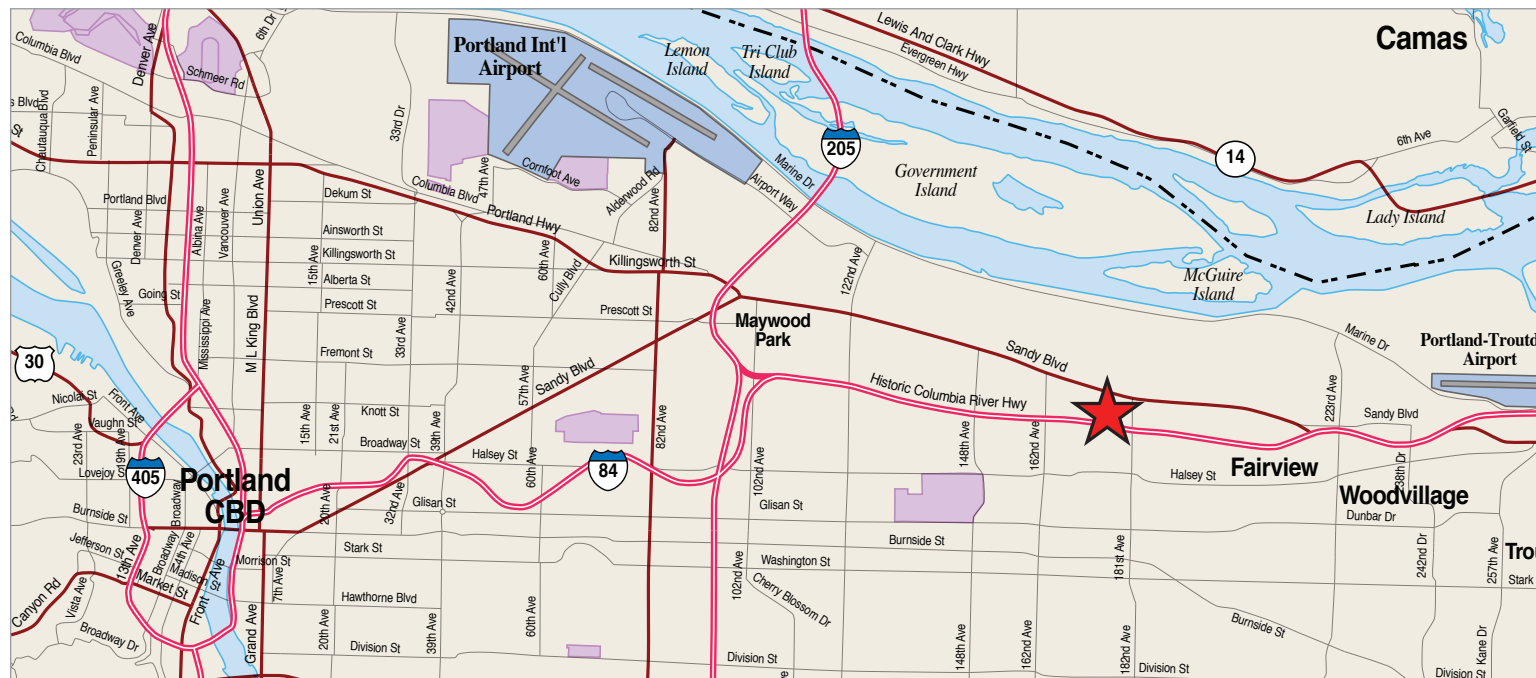
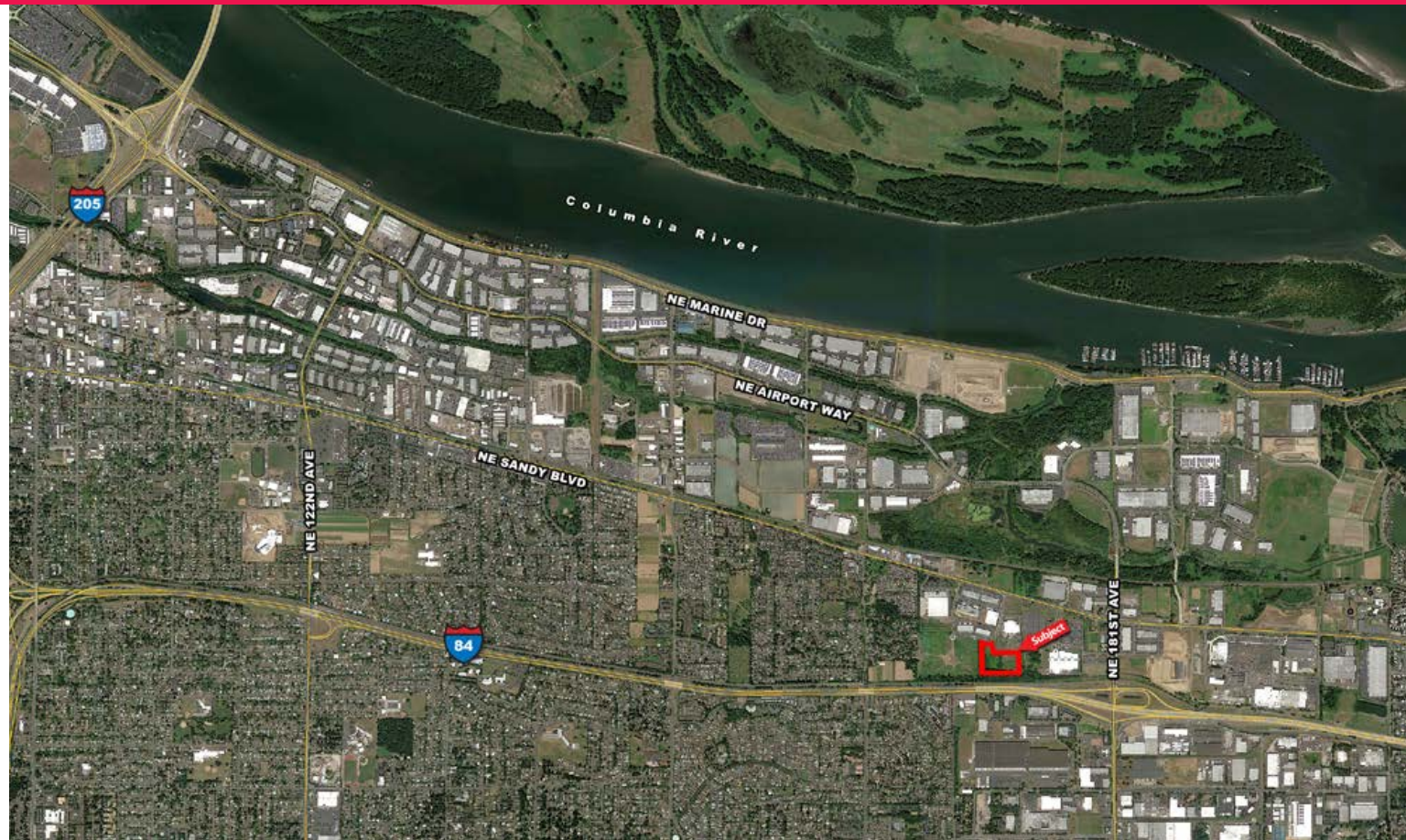
FOR SALE
Columbia Corridor Industrial Land

NE 172nd Place, Gresham, Oregon 97230



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Columbia Corridor Industrial Land

NE 172nd Place, Gresham, Oregon 97230



- ◆ Within one-quarter mile of I-84/NE 181st Interchange
- ◆ Just south of NE Sandy Boulevard on NE 172nd Place
- ◆ Adjacent to Columbia Gorge Corporate Center
- ◆ Adjacent to corporate facilities for Honda and US Bank
- ◆ Zoned General Industrial (GI), City of Gresham
- ◆ 7 Miles to Vancouver, Washington

- ◆ 10 Miles to Downtown Portland
- ◆ 6 miles to Portland International Airport
- ◆ Located along a primary arterial (Sandy Boulevard)
- ◆ Daily Tri-Met bus service on adjacent NE Sandy Blvd to nearby Parkrose/Sumner and Gresham Central Transit Centers

SITE DATA	
Gross Site Area	12.06 Acres
Net Usable Area	±8.12 Acres
SALE PRICE: \$2,210,000 (±\$6.25/SF Usable Area)	

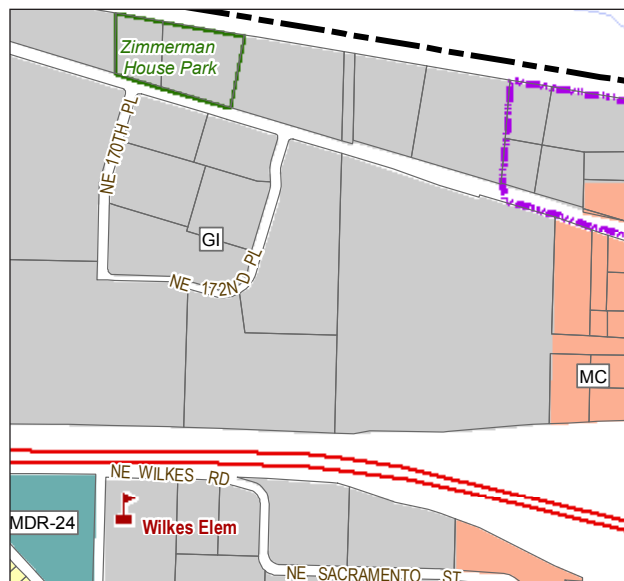
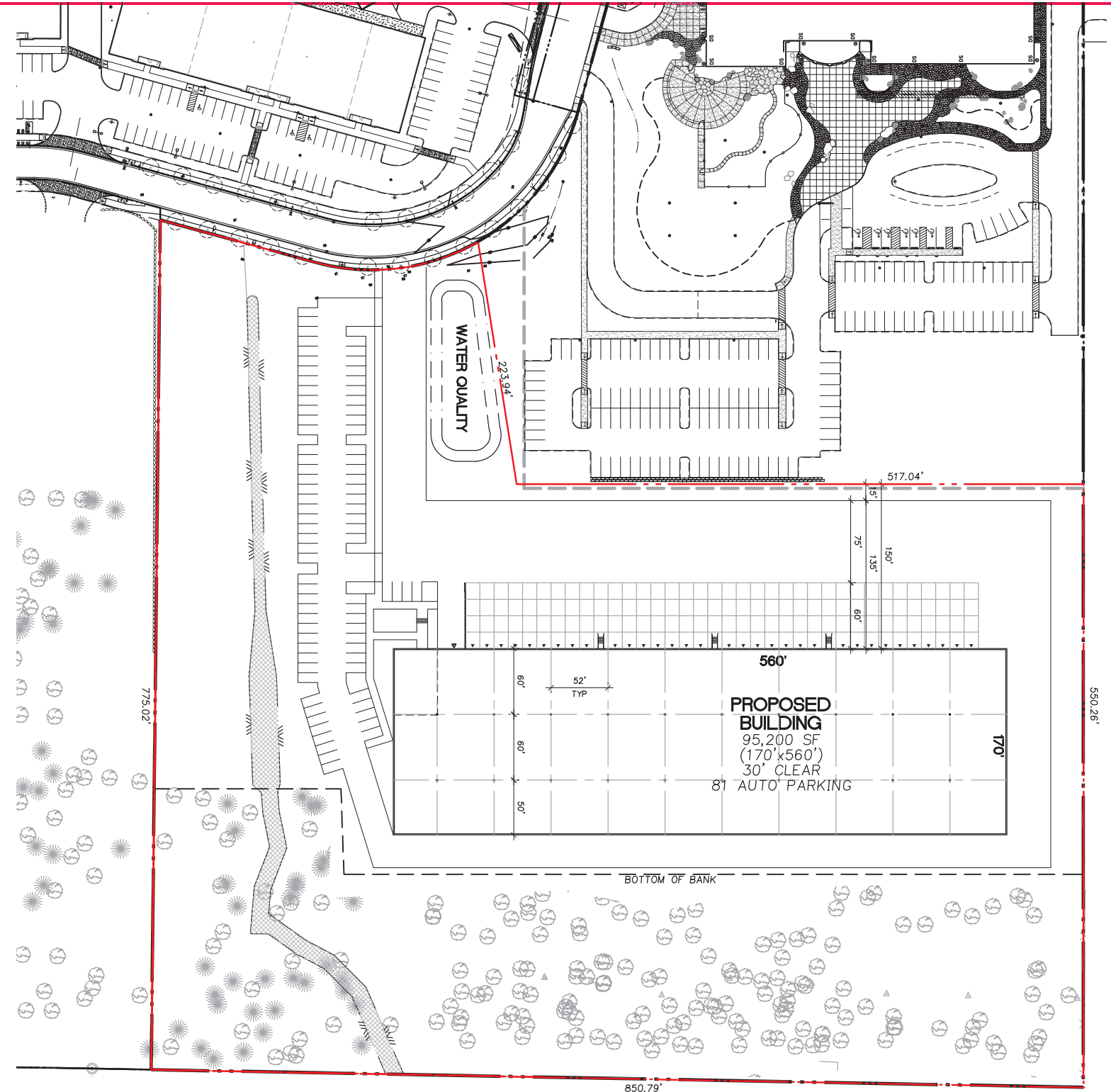
For further information, please contact our exclusive agents:
David Hill • 503.972.5510 • dhill@ngkf.com
Wendy Hill • 503.972.5509 • wendy.hill@ngkf.com
Mark Hush • 503.972.5517 • mhush@ngkf.com
 Licensed Oregon Real Estate Brokers

**Newmark Grubb
 Knight Frank**

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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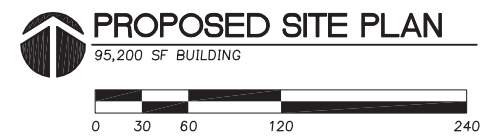
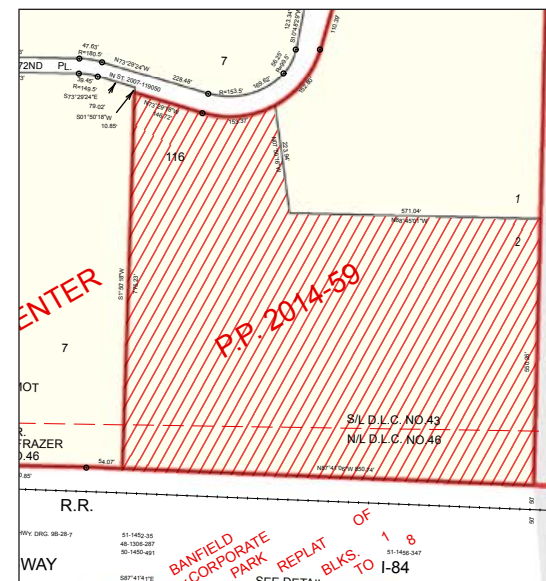
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Industrial Lands
 GI

Corridor District
 MC Moderate Commercial

Residential
 MDR-24
 Moderate Density Residential - 24



SITE DATA

GROSS SITE AREA:	525,199 SF (12.06 AC ±)
LESS SOUTH BANK AREA:	171,695 SF (3.94 AC ±)
NET USABLE SITE AREA:	353,504 SF (8.12 AC ±)
BUILDING AREA:	95,200 SF
COVERAGE (BASED ON USABLE):	26.9%
AUTO PARKING:	81 SPACES (.85/1000)

M. Architecture • Interiors • Planning • Engineering

Portland, OR 503.224.9993 Vancouver, WA 360.695.7079 Seattle, WA 206.743.9953

MACKENZIE
 DESIGN DRIVEN | CLIENT FOCUSED

2160001.ID AUGUST 23, 2016