

FOR SALE > CLOSE-IN SE

30,000 SF EX

808 SE ALDER PORTLAND, OREGON 97214



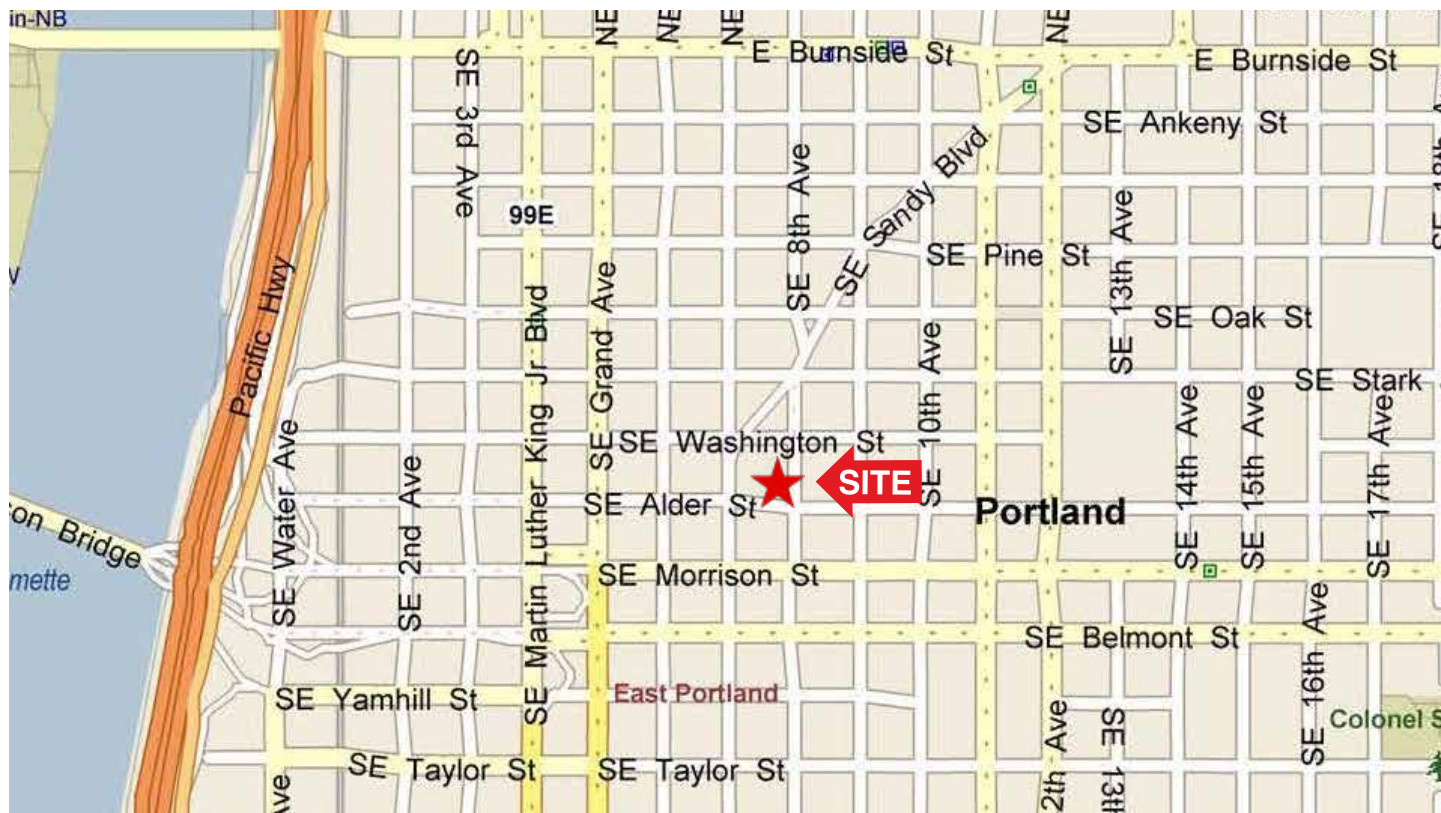
FOR SALE > CLOSE-IN SE

30,000 SF EX

808 SE ALDER PORTLAND, OREGON 97214



View from roof



**BACK ON MARKET
PRICE REDUCED! \$4,250,000**

- > Three story, EX in Close-In SE, 39 window openings
- > Concrete construction with architectural detail on facade of the building
- > Zoned Ex
- > Built in 1927
- > Existing industrial elevator
- > Sprinklers in basement portion
- > FAR 4:1, Height 100'



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2016. All rights reserved.



STEVE DODDS
503 542 5890
PORTLAND, OR
steve.dodds@colliers.com

COLLIERS INTERNATIONAL
851 SW Sixth Avenue, Suite 1200
Portland, OR 97204
www.colliers.com

FOR SALE > CLOSE-IN SE

30,000 SF EX

808 SE ALDER PORTLAND, OREGON 97214



INTERIOR INFORMATION

BASEMENT:

Uneven concrete floors
Concrete posts 15' x 16' center
Ceiling: 2 x 6 wood planks
Ceiling: 8' - 10' clear height

FIRST FLOOR:

Heavy wood beams posts 15' x 16' center
Wood ceiling
Wood floor combo with a concrete type treatment
8'3" - 9' clear height under beams

SECOND FLOOR:

Wood beams posts 15' x 16' center
Wood ceiling
Wood floor with 2 x 6 planksw
10' clear height under beams

ENVIRONMENTAL

2014 Level 1, Oil tank in vault in sidewalk, and oil burner in basement

SALES PRICE

\$4,250,000 - PRICE REDUCED

WINDOWS/WINDOW OPENINGS

BASEMENT:

10 - 30" x 48"
6 - 30" x 36"

FIRST FLOOR:

10 - 15' x 4.5'

SECOND FLOOR:

13 - 15' x 4.5'

ACCESS

Existings pedestrian door
Recessed dock on north wall
Two dock openings on west side of SW corner

