

FOR SALE

COLUMBIA CORRIDOR MANUFACTURING FACILITY WITH BRIDGE-CRANES & RAIL

4530 NE 138TH AVENUE :: PORTLAND, OR 97230



Purchase Price: \$4,750,000 (\$9.90/SF on projected usable land)

FEATURES

- Size: 92,872 SF shop/production with 12,156 SF office (three levels)
- Lot Size: 13.29 Acres Gross (± 11 Acres Net)
- Zoning: IG-2, City of Portland
- Year Built: 1959, 1965 and 1968
- Clear Height: 20' - 24'
- Power: ± 480 V; 3 phase; ± 1200 Amps
- Rail Spur: U.P. (4-6 cars)
- O.H. Cranes: Six Bridge-crane bays
- Loading: Dock (7) and Grade (24)
- Sprinklers: Dry system
- Comments:
 - > Solid-waste permit in-place
 - > Exceptional location, access and visibility
 - > Minutes from I-84, I-205 and PDX
 - > Clean level II environmental report available

FOR MORE
INFORMATION
PLEASE
CONTACT

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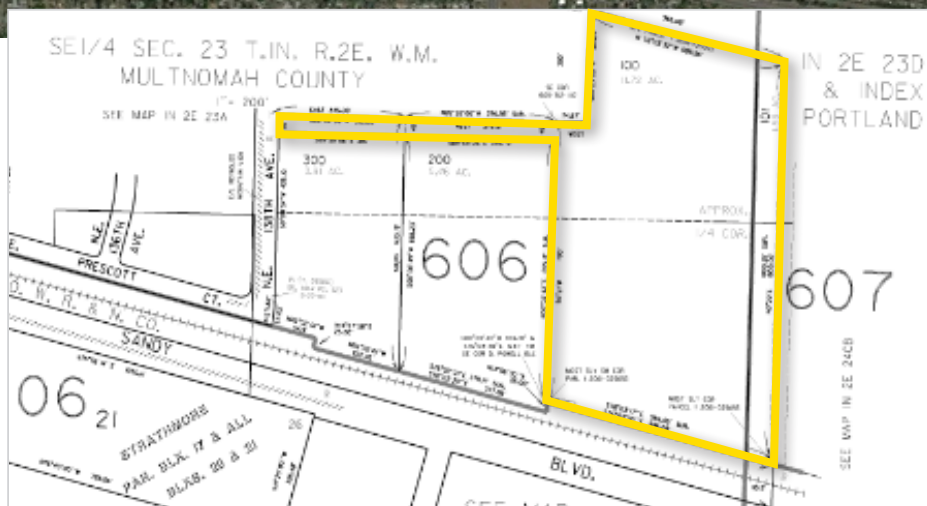
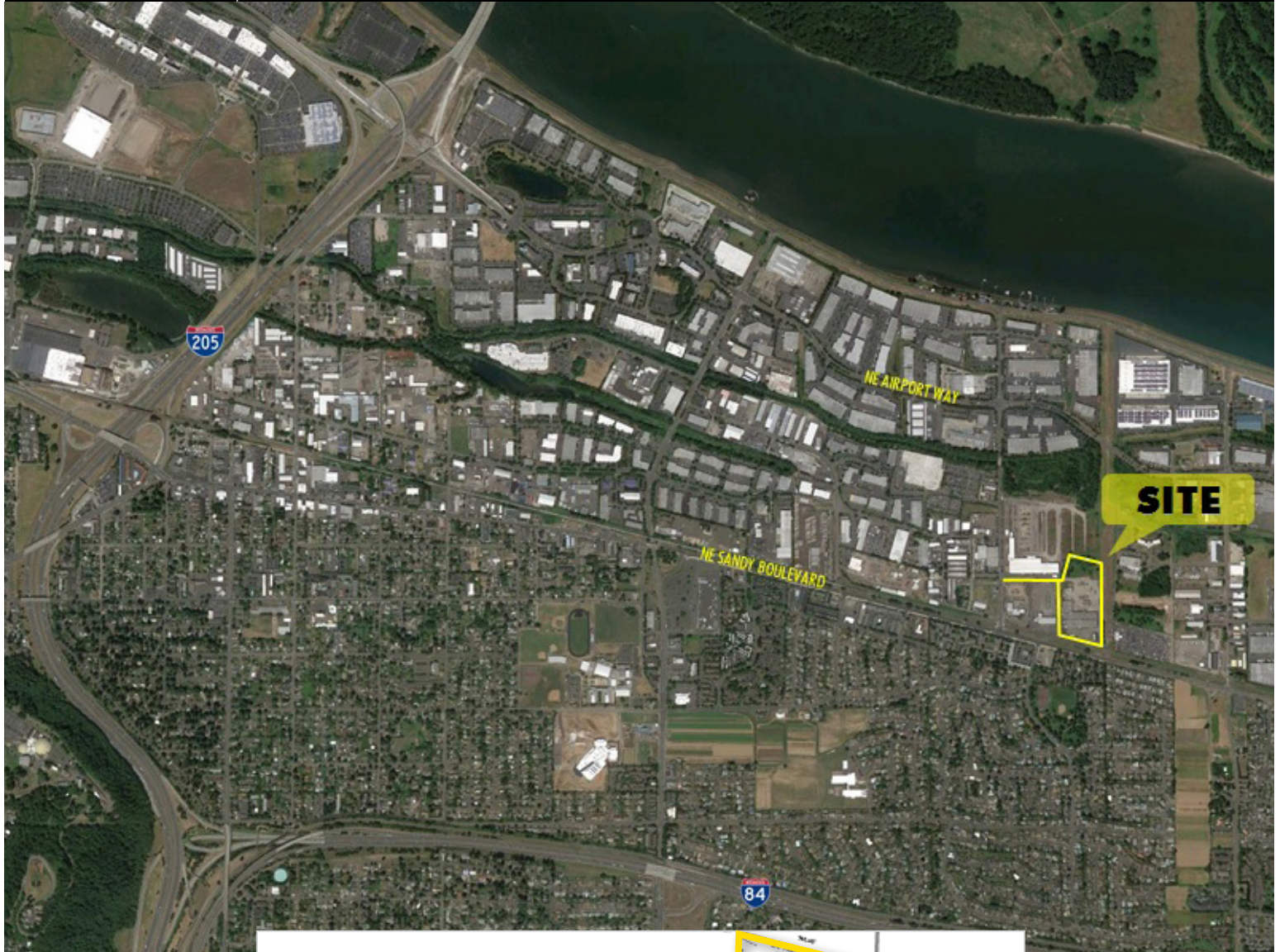
The broker is licensed in the State of Oregon

CBRE

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