

FOR SALE OR LEASE | 26,879 SF ON 1.06 AC

Swan Island Industrial

4865 N Lagoon Ave, Portland, Oregon



CUSHMAN &
WAKEFIELD



**\$400,000
PRICE REDUCTION
\$133.93/SF**

Lagoon Avenue

Property Highlights

- 26,879 SF with $\pm 4,000$ SF office
- 6 oversized drive-in doors
- 18' clear height
- Heavy power
- T5 lighting with motion sensor
- Ability to drive through building
- Off-street parking
- Zoned IG2 - General Industrial 2
- Can demise to two tenants
- 2019 Property Tax: \$26,363
- Price: ~~\$4,000,000~~ **\$3,600,000**



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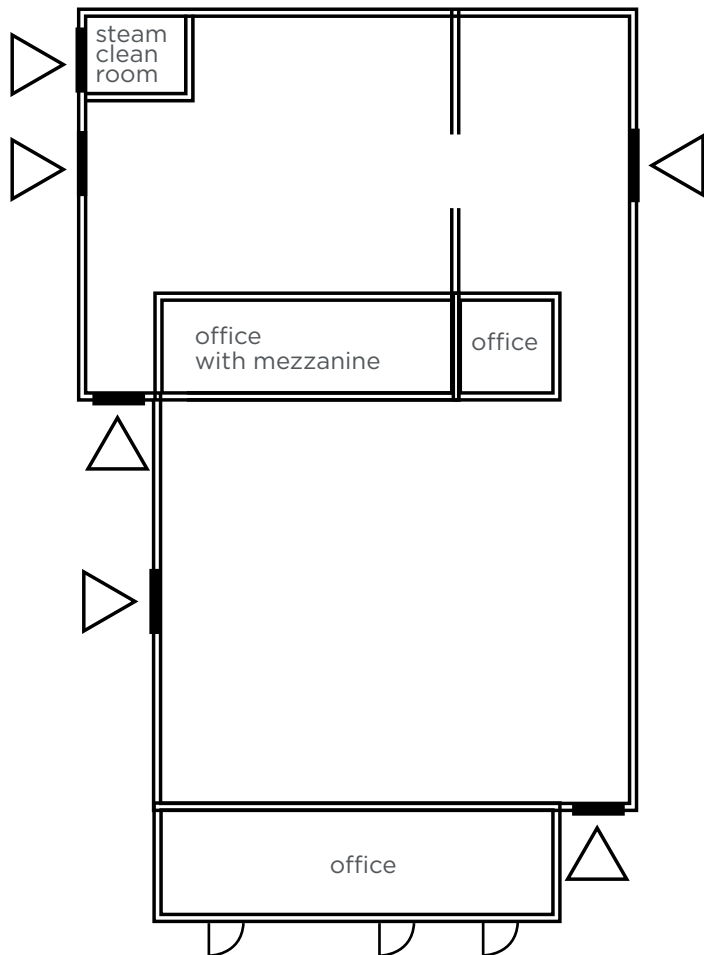
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FLOOR PLAN



DISTANCE TO:

I-5	1.3 miles	3 min
CBD	4.3 miles	7 min
PDX Int'l Airport	10.4 miles	23 min
Vancouver	6.5 miles	10 min

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