

Close-In Industrial/Office Opportunity

1405 NW 14th Avenue, Portland, Oregon 97209

For Sale or Lease



Full City Block in the Pearl District – Divisible to Two (2) Tax Lots

Sale Price: \$4,850,000

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PROPERTY SPECIFICATIONS:

Building Size	42,000 sf (Divisible to 18,000 sf)
Office:	±6,300 sf
Lot Size:	40,000 sf
Loading:	Dock and Grade Level Doors
Parking:	34 On-site Stalls
Property Taxes (2010):	\$17,071.34
Zoning:	EX (Central Employment) zone - The zone allows mixed-uses and is intended for areas in the center of the City that have predominantly industrial type development. The intent of the zone is to allow industrial, business, and service uses which need a central location. The development standards are intended to allow new development which is similar in character to existing development.
Property Features:	<ul style="list-style-type: none">▪ Building/site is divisible▪ Located in the Pearl District▪ Close proximity to street car, restaurants and other services
Lease Rate:	\$18,000, NNN per month
Sale Price:	\$4,850,000

