



# 3040 NE SANDY BLVD

Portland, OR 97232

20,000 SF MULTI-USE FACILITY

COMMERCIAL/RETAIL FOR SALE

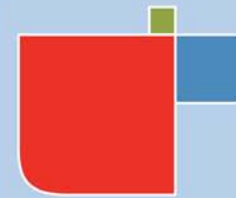
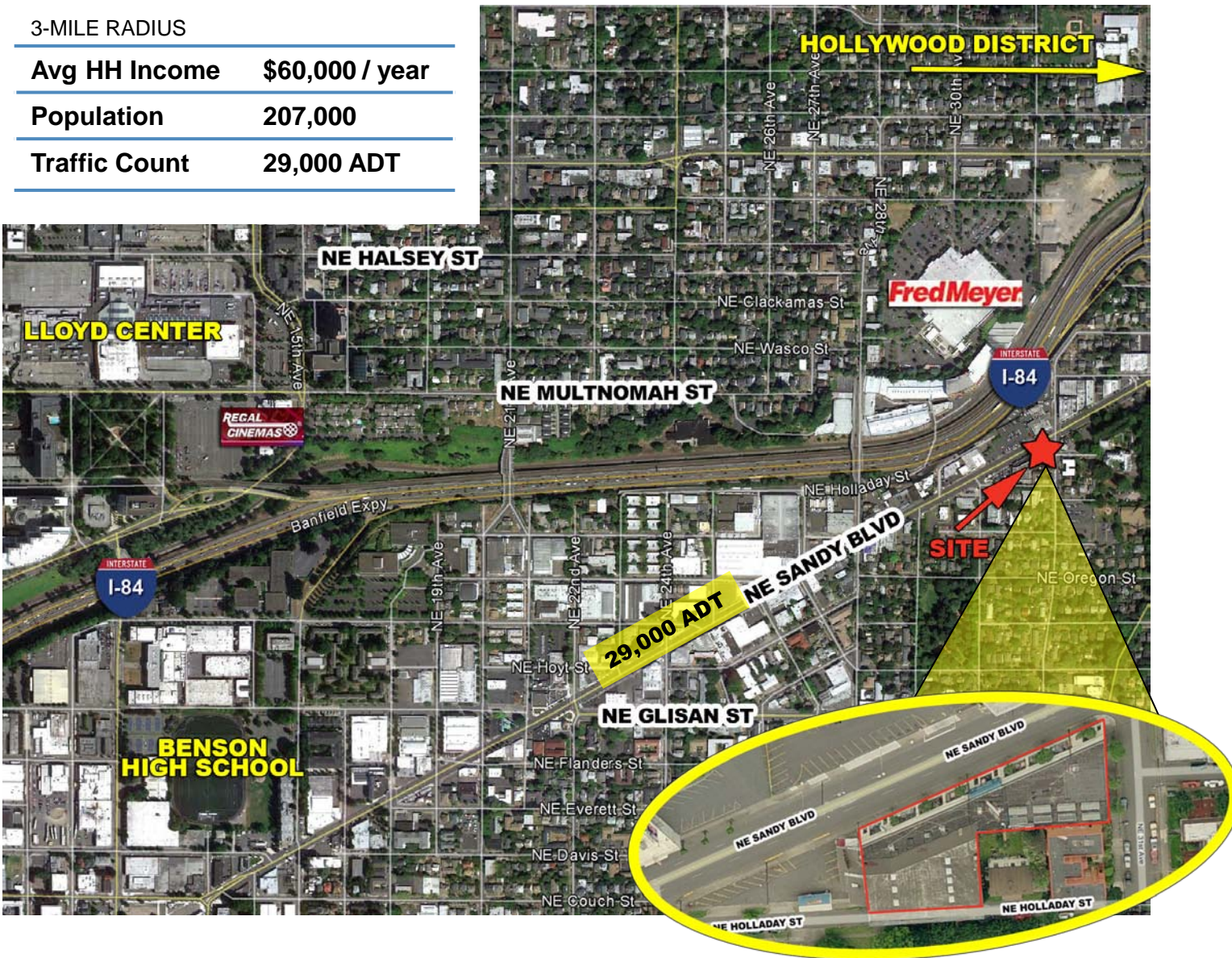
## DEMOGRAPHICS

3-MILE RADIUS

Avg HH Income \$60,000 / year

Population 207,000

Traffic Count 29,000 ADT



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**SALE PRICE**  
**\$1,450,000**  
**(\$70/SF)**

Landmark identity  
on Sandy Boulevard  
with easy access to I-84

## FEATURES

<b>ZONING</b>	GC: General Commercial - Allows for a wide range of uses including creative services, retail/wholesale
<b>SHOWROOM</b>	Full glass storefront with 245 lineal feet exposure
<b>WAREHOUSE</b>	<ul style="list-style-type: none"> <li>• 14' to 24' Clear Height</li> <li>• Two Grade Level Overhead Doors</li> <li>• Can Accommodate Indoor Parking</li> </ul>
<b>BUILDING</b>	Well-Maintained Poured-in-Place Concrete Bldg

<b>GROSS BLDG AREA</b>	20,000 SF
<b>SHOWROOM/OFFICE</b>	±12,166 SF
<b>WAREHOUSE</b>	±7,834 SF
<b>PARCEL SIZE</b>	West 0.29 Acres East 0.14 Acres Total 0.43 Acres

## FOR MORE INFORMATION, PLEASE CONTACT:

**ANNE HECHT**  
Director, Retail Services  
503.279.1728  
anne.hecht@cushwake.com

**BRAD CARNESE**  
Director, Transaction Services | Industrial  
503.279.1750  
brad.carnese@cushwake.com



**CUSHMAN & WAKEFIELD**  
OF OREGON, INC.  
200 SW Market Street, Suite 200  
Portland, OR 97201  
www.cushwake.com

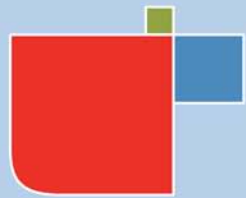
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## COMMERCIAL/RETAIL FOR SALE

### SHOWROOM



Full glass storefront with +/- 245 linear feet exposure to Sandy Blvd with approx. 29,000 vehicles per day

### WAREHOUSE



14'-24' clear height

Two grade level overhead roll-up doors

Well-maintained pour-in-place concrete floor

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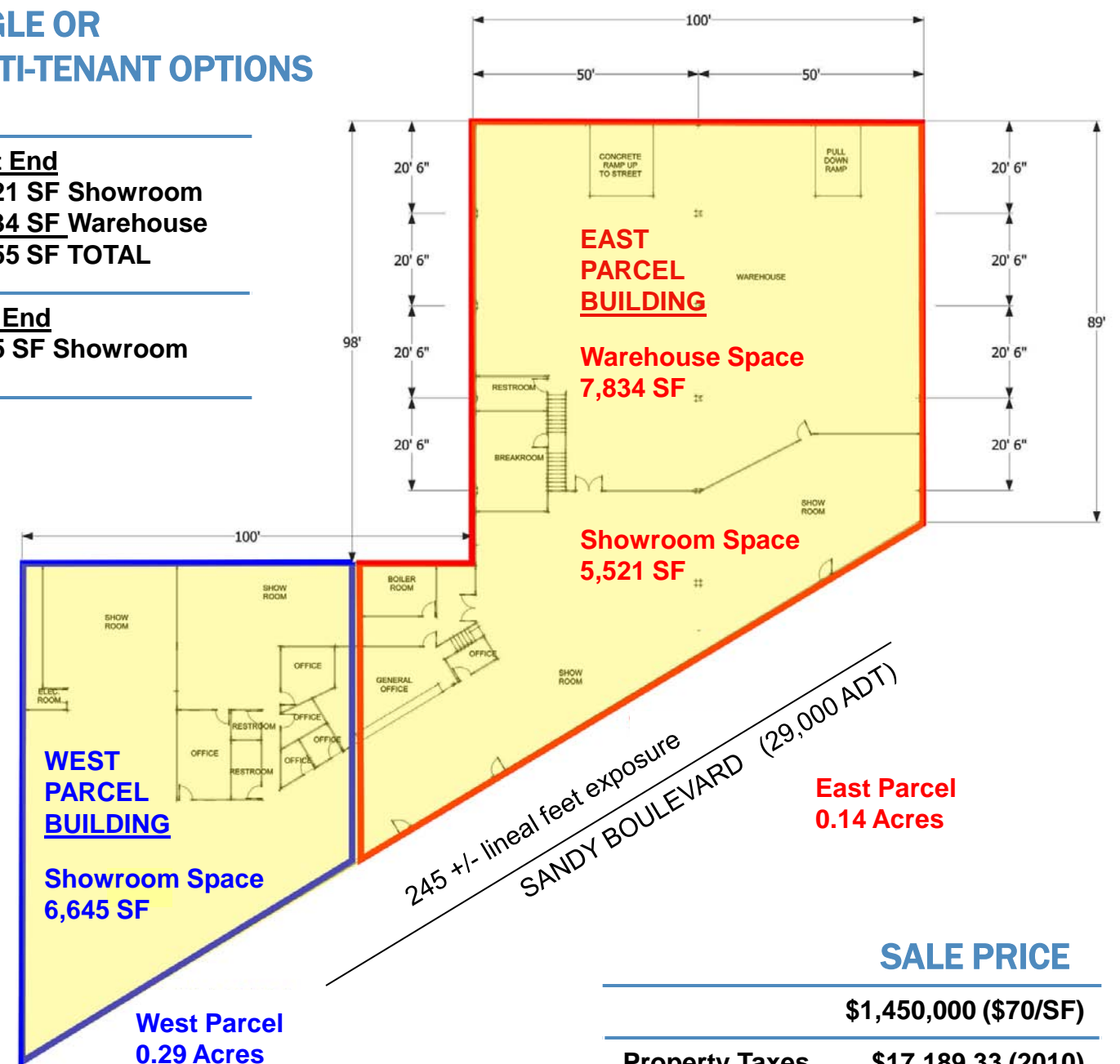
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## 20,000 SF MULTI-USE FACILITY

### SINGLE OR MULTI-TENANT OPTIONS

**West End**  
5,521 SF Showroom  
7,834 SF Warehouse  
13,355 SF TOTAL

**East End**  
6,645 SF Showroom



### SALE PRICE

**\$1,450,000 (\$70/SF)**

**Property Taxes \$17,189.33 (2010)**

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Global Real Estate Solutions<sup>SM</sup>  
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