

Manufacturing / Warehouse Facility

3100 NW Industrial Street, Portland, OR 97210

For Sale or Lease



Building:	107,000 SF shell – Divisible to ±40,000 SF
Office:	14,000 SF
Zoning:	Heavy Industrial (HI)
Loading:	11 dock high Grade door potential
Proposed Use:	The facility is ideally suited for manufacturing, high-volume assembly and warehousing.
Taxes (2010):	\$53,934.54
Lease Rate:	\$.30 per SF on the Shell \$.40 Office Surcharge, NNN
Purchase Price:	\$5,495,000.00 (\$51.00/SF) Reduced to \$4,850,000 (\$45.00/SF)

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No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

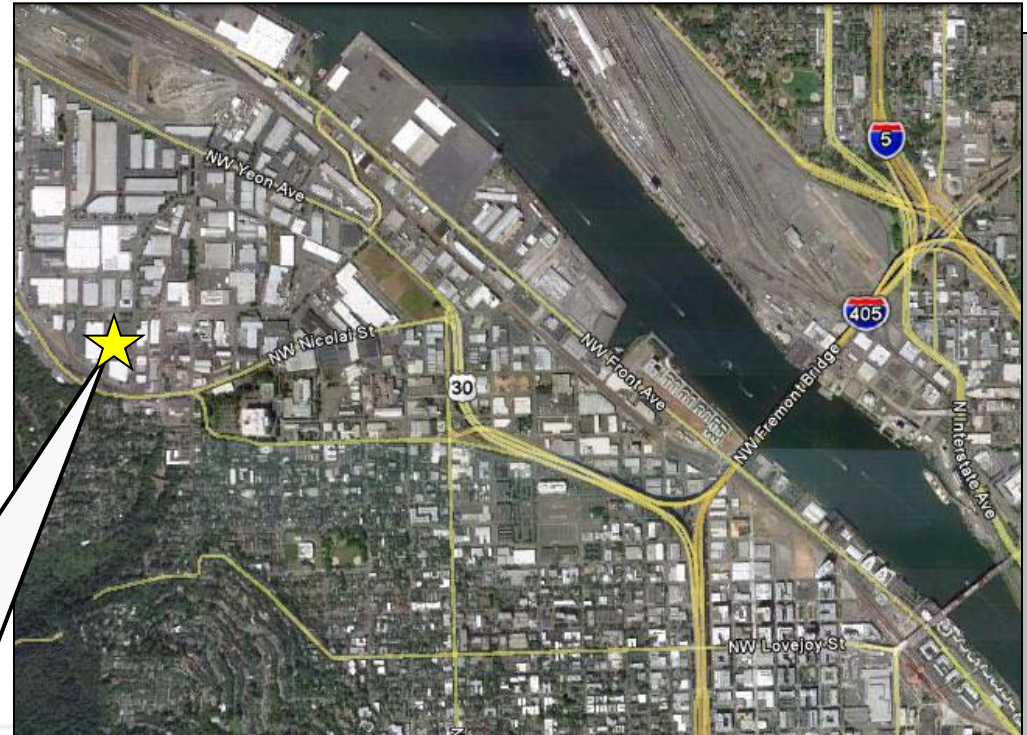
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FEATURES

Electrical:	480V; 3-Phase; 3000 AMP
Fiber Optic Cable:	Available
Floors	Concrete
Roof	Built up construction
Columns	30' x 30'
Building Dimensions	273' x 393'



- Highly functional NW Portland headquarters building with numerous amenities.
- Abundant natural light in the warehouse for creative use renovation or traditional industrial user.
- Exceptional close-in location with great access to I-405 and I-5.



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