

SEE PRICE REDUCTION | ANY & ALL OFFERS ENCOURAGED

Warehouse | 10 Acres Heavy Industrial

9348 N Peninsular, Portland, OR 97217

For Sale



LAND COMPONENT	LAND AREA	
Gross Land Area:	10.04 acres	437,404 sf
Less: Unusable Land Area:	- 2.21 acres	- 96,210 sf
Total Net Usable Land Area:	7.83 acres	341,194 sf

BUILDING COMPONENT	GROSS BLDG	OFFICE SPACE
Building 1 Warehouse	59,351 sf	3,072 sf
Mezzanine Office		5,077 sf
Building 2 Storage Building	6,120 sf	
Building 3 Covered Auction Building	6,300 sf	
Building 4 Maintenance Building	1,728 sf	
Building 5 Single Family Residence	1,397 sf	
Gross Building Area:	74,896 sf	9,546 sf

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- **Enterprise Zone:** Potential property tax abatement on new construction or equipment
- **Five Buildings Located on 10 Acres**
 - Main Building: Industrial building, concrete construction
 - Additional Buildings: Three (3) storage buildings, wood / steel frame and one (1) single family residence
- **Zoning:** Heavy Industrial (IH) – City of Portland
- **Location:** N Portland within the Port of Portland's Rivergate Industrial District with close proximity to I-5
- **Access:** Along N Peninsular Avenue off Columbia Boulevard
- **Site Topography:** Minor slope from SW corner to northern boundary at the Columbia Slough
- **Unusable Land Area:** Approximately 2.21 acres of wetlands and conservation areas on the northern boundary along the Columbia Slough
- **Taxes:** Three (3) separate tax lots | Total Property Tax for 2009 - \$34,208
- **Price:** ~~\$2,600,000~~ **REDUCED PRICE: \$2,200,000**

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 **CUSHMAN & WAKEFIELD**
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