



FOR SALE - PRIME DEVELOPMENT OPPORTUNITY

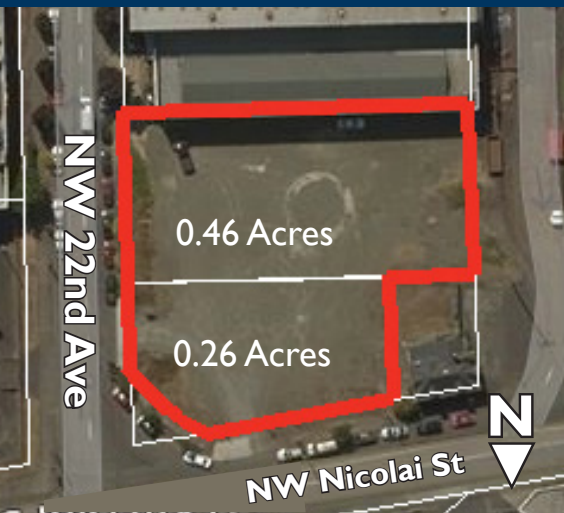
# Close-in NW Industrial Land

2439 NW 22nd Avenue, Portland, Oregon 97210

The City of Portland has designated this site as Prime Industrial Land. Per Policy 6.38 (Prime Industrial Land Retention) of the 2035 Comprehensive Plan that was adopted by City Council on June 15, 2016 (Ordinance No. 187832), development on this site will be conditioned or deed restricted to meet the limits of the proposed Prime Industrial Overlay zone (<http://www.portlandoregon.gov/bps/article/565225>). The overlay zone restricts conversion of Prime Industrial land in order to preserve industrial development capacity. Self-Service Storage and Major Event Entertainment uses are prohibited, and Commercial Outdoor Recreation uses are limited to 20,000 SF. These conditions will remain in effect until the 2035 Comprehensive Plan and the Prime Industrial overlay zone take effect, which is expected on January 1, 2018 (pending appeals).



**LOCATED in the high demand NW Industrial District at the corner of NW 22nd Ave & NW Nicolai St**



**Sale Price: \$1,250,000**

### Property Highlights

Site Size	±0.72 Acres (31,459 SF)
Zoning	IG1 - General Industrial 1
Access	Signalized intersection at Hwy 30 with immediate access to I-405, I-5, the Pearl District, and downtown
Other	Flat topography. Currently graded with two gates.

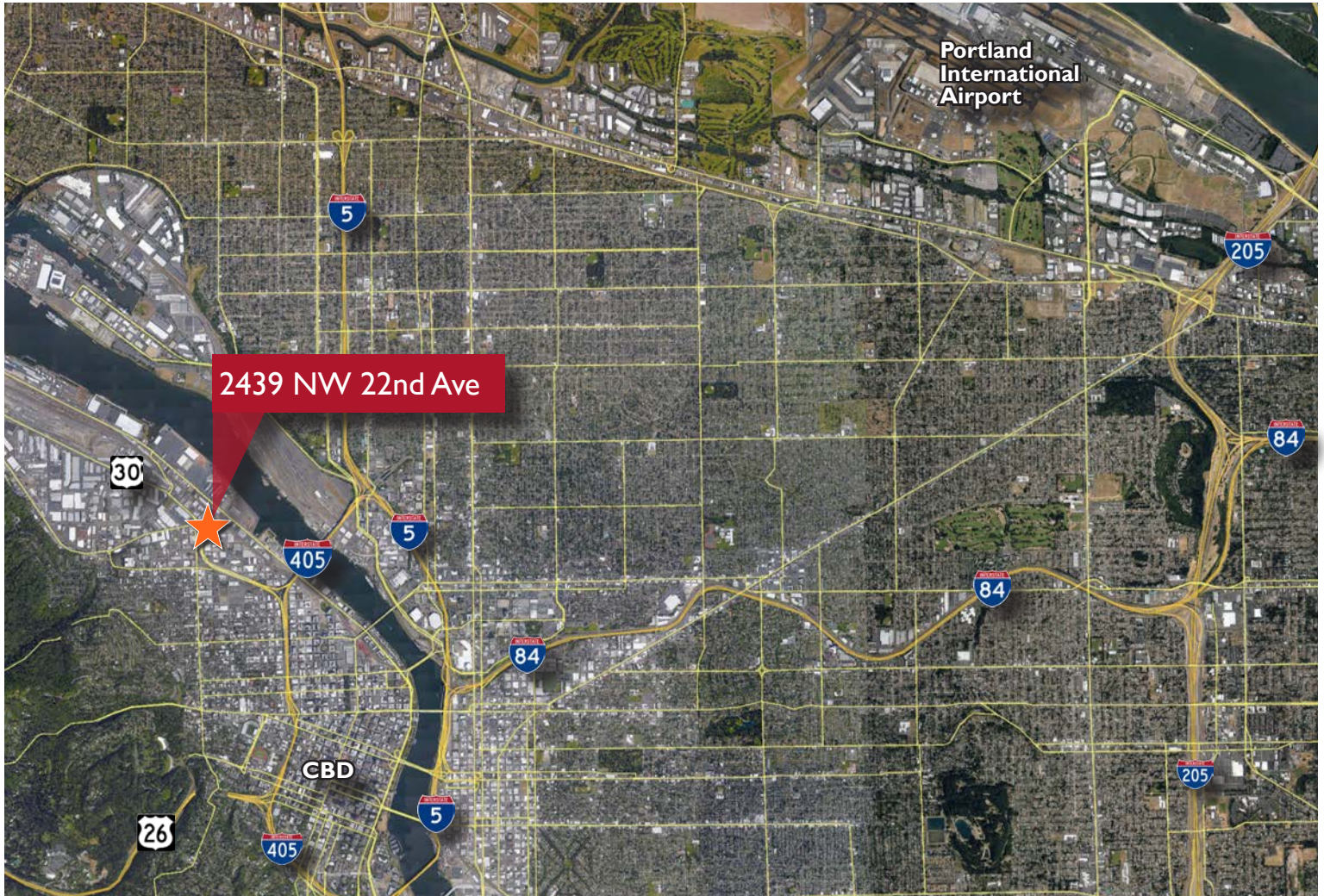
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## Location



To	Miles	Minutes
I-405	1.0	3
I-5	2	7
I-84	3.25	15
Airport	14	27
Central CBD	2	9

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