

# CLOSE-IN NW WAREHOUSE / CREATIVE SPACE

2056 NW Pettygrove Street, Portland Oregon



**FOR SALE  
OR LEASE**

**FOR MORE INFORMATION, CONTACT:**

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COMMERCIAL REAL ESTATE SERVICES





## PROPERTY INFORMATION

### TOTAL BUILDING SF

8,000 SF

### ZONING

CM3, Commercial Mixed Use 3

### PARKING

2,000 SF of off-street parking

### LOADING

1 grade level door

### POWER

200 amps - 3 phase power

### LEASE RATE

\$15.00/SF NNN

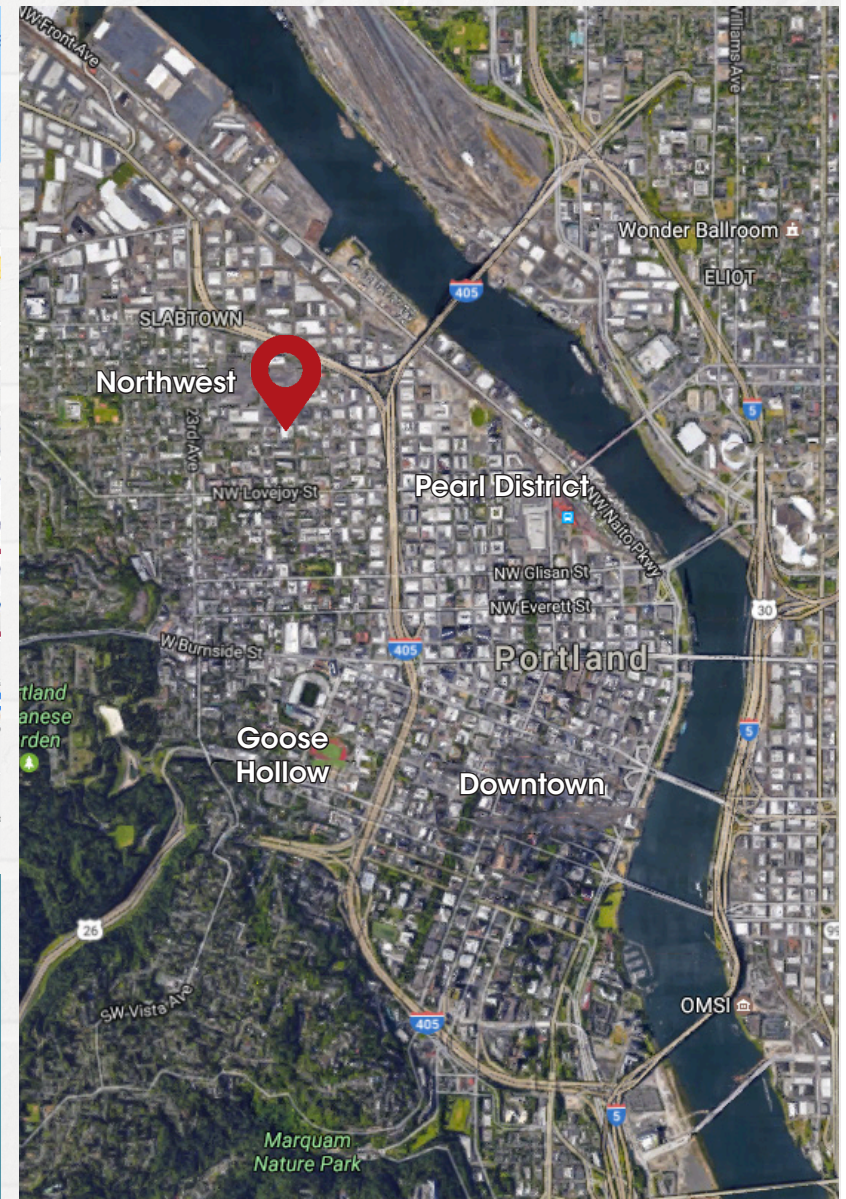
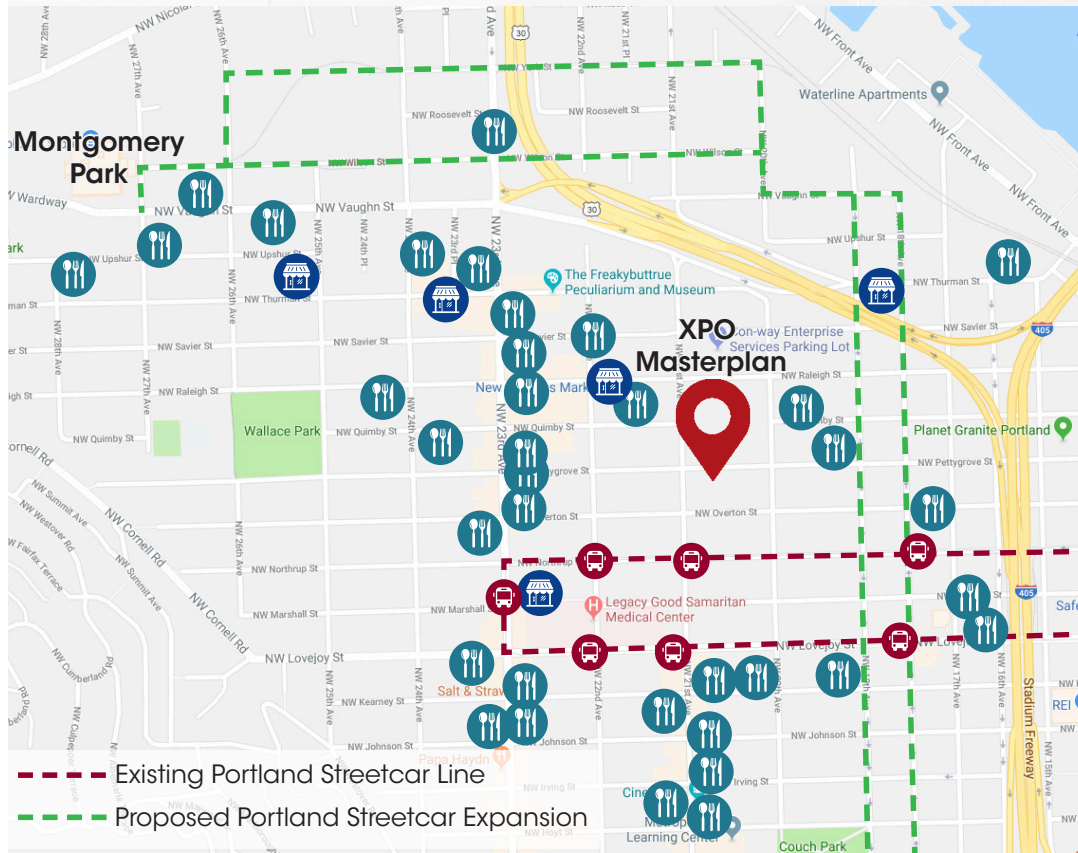
### CALL FOR SALE PRICING







## LOCATION & AMENITIES



Located in NW Portland, this property is surrounded by restaurants, retail shopping, breweries and more. Centrally located, it is in walking distance to neighborhoods such as NW 23rd, Slabtown, the Pearl District and Downtown. It is conveniently situated just off of I-405 and Highway 30 and is serviced by public transit including TriMet buses and the Portland Streetcar making it extremely accessible. The property is also situated in the center of new development including the XPO Masterplan area, new multi-family projects, and a proposed streetcar expansion.