

THE CRONIN COMPANY BUILDING

5230 N Basin Avenue, Portland, OR 97217



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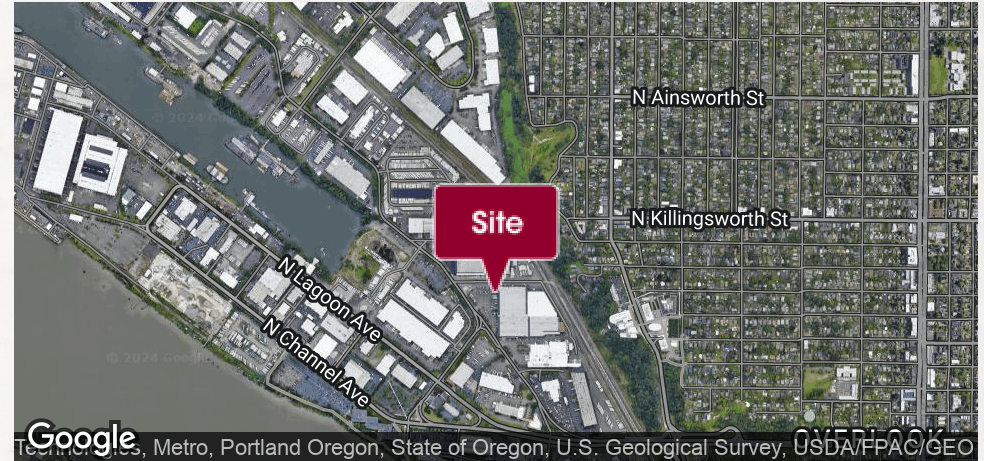
FOR LEASE OR SALE

2 Centerpointe Drive, Suite 500 | Lake Oswego, OR 97035

MACADAMFORBES.COM | 503.227.2500

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.





OFFERING SUMMARY

Available SF:	
Divisible To:	123,597 SF
Office/Showroom:	20,000 SF
Concrete Mezzanine:	32,000 SF
Clear Height:	18' - 29'
Lease Rate:	Call for rates
Est. NNN Charges:	\$0.12/SF/Month
Lot Size:	6.63 Acres
Year Built:	1955 / 1972
Renovated:	2015
Zoning:	IG-1
Submarket:	Swan Island

PROPERTY OVERVIEW

Rare opportunity to occupy a stand-alone distribution facility in prime last mile location. Space includes prominent showroom and office fronting N Basin Avenue at the entrance to Swan Island. Abundant dock loading positions and functional warehouse within 10 minutes of Downtown Portland.

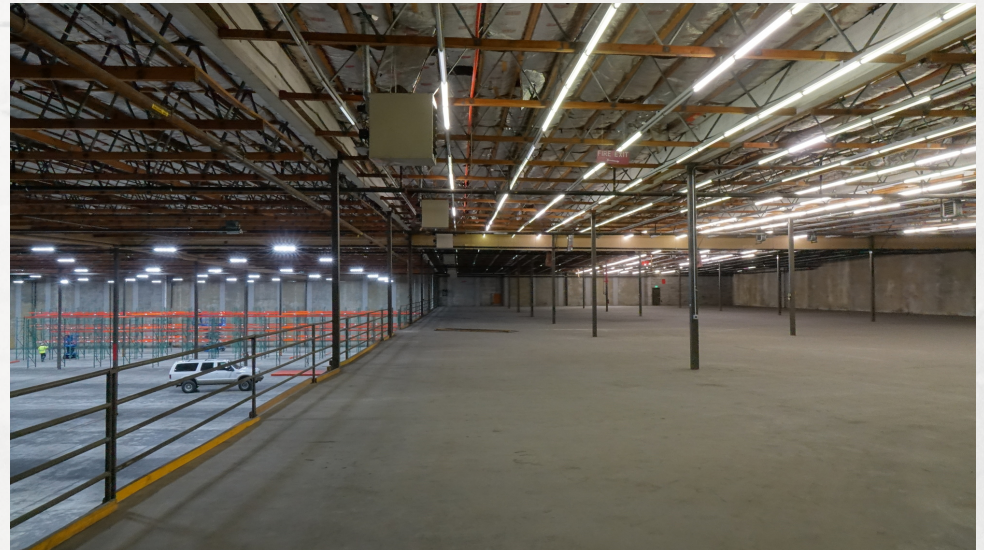
PROPERTY HIGHLIGHTS

- Virtual last mile location
- Only 10 minutes to Downtown Portland - 1 mile from I-5
- High exposure N. Basin location
- Recent office and showroom upgrades
- Low NNN/CAM charges estimated at \$0.12/SF/month

Sale price: \$21,000,000 (\$93.88/SF)

Additional Photos | The Cronin Company Building

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