



## 3605-3647 SE 21ST AVENUE

### OFFERING SUMMARY

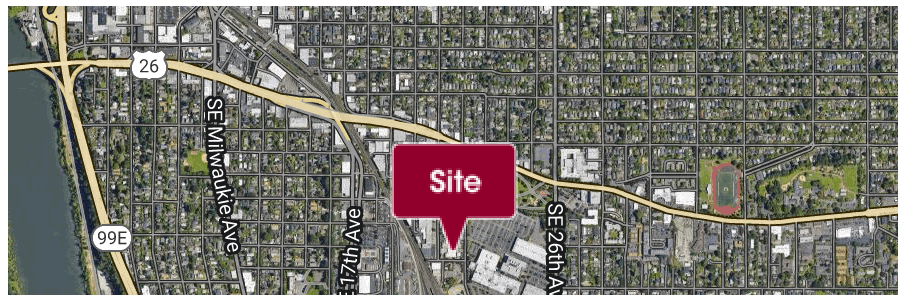
<b>Warehouse:</b>	2,025 SF
<b>1st Floor Office:</b>	425 SF
<b>2nd Floor Office:</b>	875 SF
<b>Total SF:</b>	21,140 SF
<b>Clear Height:</b>	18'
<b>Loading:</b>	One grade level (10'x12')
<b>Power:</b>	200a/120 - 240v 3p
<b>Lease Rate:</b>	\$2,875
<b>NNN:</b>	\$620 month

### PROPERTY OVERVIEW

This property is at a convenient location in Southeast Portland, only two blocks south of Powell on SE 21st Avenue. The building is of quality concrete construction, with a clear-span warehouse and office space on two floors.

### PROPERTY HIGHLIGHTS

- Excellent location
- Quality concrete construction, clear span warehouse
- Off-street parking



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