



OFFERING SUMMARY

Lease Rate:	\$2,750/Month
Total SF:	2,000 SF
Lease Type:	Modified Gross
Zoning:	IG1
Year Built:	1938
Building Height:	15'
Power:	3 phase 220 V

PROPERTY OVERVIEW

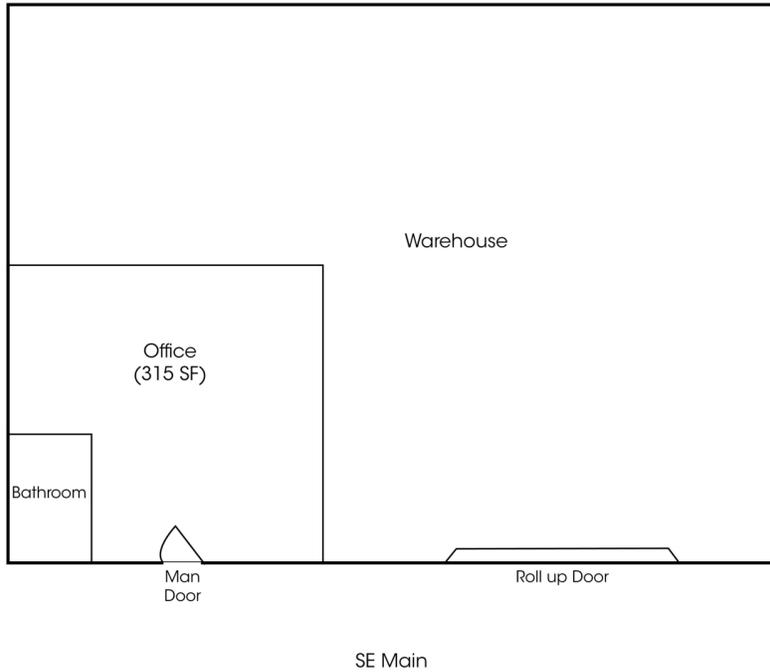
Rare opportunity to occupy 2,000 SF of industrial space in the heart of the Central East Side. The vacancy is priced at \$2,750 per month modified gross. Landlord covers taxes, insurance & water. Landlord prefers 2 year lease term.

PROPERTY HIGHLIGHTS

- Creative Industrial feel
- Short term lease available
- Existing bathroom/plumbing
- Grade door along SE Main

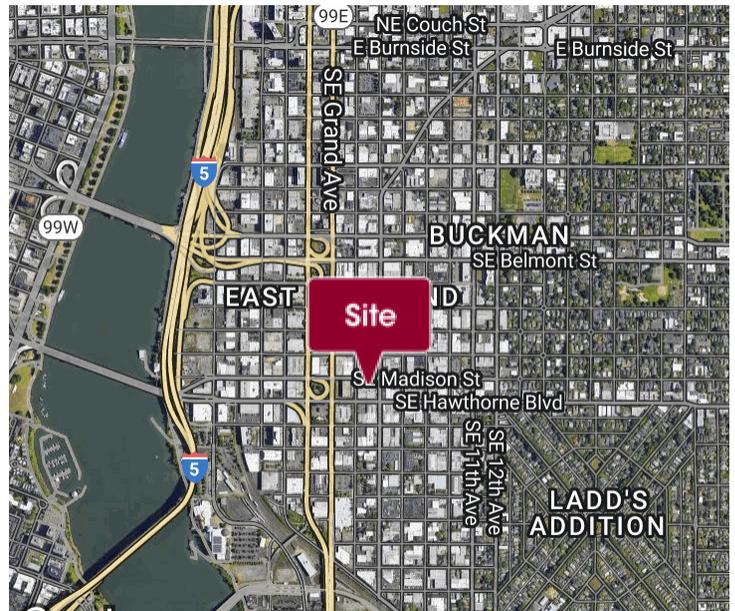


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LOCATION DESCRIPTION

Excellent SE Portland location neighboring several eating, drinking and shopping hot spots. The property has great access to Hawthorne & Morrison Bridges, as well as major SE Portland corridors such as Belmont, Hawthorne, and Grand.



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