

8205 N MISSISSIPPI AVENUE

Portland, OR 97217

Lot 2

Lot 1

For More Information, Contact:

Clayton Madey

503.972.7277

clayton@macadamforbes.com

Licensed in OR

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.

Map data ©2023 Imagery ©2023 , CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, State of Oregon, Geological Survey

**FOR
LEASE**

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

FOR LEASE

8205 N Mississippi Avenue, Portland, OR 97217



PROPERTY DESCRIPTION

Hard-to-find yard space, located next to and with easy access to I-5. Possible uses include parking space, equipment storage, material storage, and more. The east lot yard is accessed from Albina.

The owner is willing to level, fence, and pave/gravel the yard or allow the tenant to ready the yard, depending on the lease structure.

PROPERTY HIGHLIGHTS

- Excellent I-5 proximity
- Private entrance/exit
- Zoning: EG2 - City of Portland

SPACES	LEASE RATE	LEASE TYPE	SPACE SIZE
East Lot	\$0.15 SF/month	NNN	1 Acres
West Lot	\$0.15 SF/month	NNN	0.5 Acres



Clayton Madey
503.972.7277
clayton@macadamforbes.com
Licensed in OR

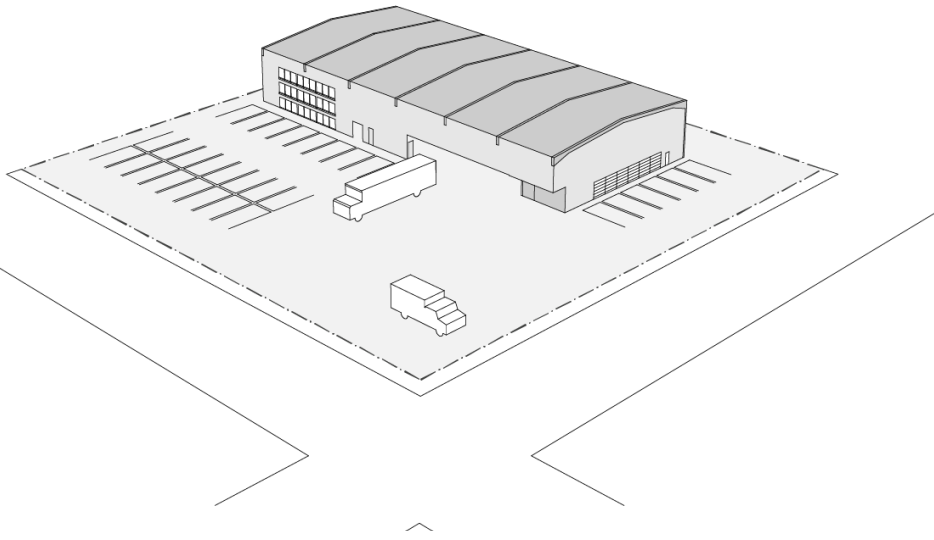
All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

MACADAMFORBES.COM | 503.227.2500

GENERAL EMPLOYMENT ZONING

The General Employment zones implement the Mixed Employment map designation of the Comprehensive Plan. The zones allow a wide range of employment opportunities without potential conflicts from interspersed residential uses. The emphasis of the zones is on industrial, industrially-related, and office uses, typically in a low-rise, flexspace development pattern. Retail uses are allowed but limited in intensity to maintain adequate employment development opportunities. The development standards for each zone are intended to allow new development which is similar in character to existing development. The intent is to promote viable and attractive industrial/commercial areas.

General Employment 2 Zoning - EG2 areas have larger lots and an irregular or large block pattern. The area is less developed, with sites having medium and low building coverages and buildings which are usually set back from the street. EG2 zoned lands will generally be on larger areas than those zoned EG1.



Clayton Madey
503.972.7277
clayton@macadamforbes.com
Licensed in OR

Table 140-1
Employment and Industrial Zone Primary Uses

Use Categories	EG1	EG2	EX	IG1	IG2	IH
Residential Categories						
Household Living	N	N	Y	CU [1]	CU [1]	CU [1]
Group Living	N	N	Y	CU [1]	CU [1]	CU [1]
Commercial Categories						
Retail Sales And Service	L/CU [2]	L/CU [2]	Y	L/CU [3]	L/CU [4]	L/CU [5]
Office	Y	Y	Y	L/CU [3]	L/CU [4]	L/CU [5]
Quick Vehicle Servicing	Y	Y	N	Y	Y	Y
Vehicle Repair	Y	Y	Y	Y	Y	Y
Commercial Parking	CU [13]	CU [13]	CU [13]	CU [13]	CU [13]	CU [13]
Self-Service Storage	Y	Y	L [6]	Y	Y	Y
Commercial Outdoor Recreation	Y	Y	Y	CU	CU	CU
Major Event Entertainment	CU	CU	CU	CU	CU	CU
Industrial Categories						
Manufacturing And Production	Y	Y	Y	Y	Y	Y
Warehouse And Freight Movement	Y	Y	Y	Y	Y	Y
Wholesale Sales	Y	Y	Y	Y	Y	Y
Industrial Service	Y	Y	Y	Y	Y	Y
Bulk Fossil Fuel Terminal	L [15]	L [15]	N	L [15]	L [15]	L [15]
Railroad Yards	N	N	N	Y	Y	Y
Waste-Related	N	N	N	L/CU [7]	L/CU [7]	L/CU [7]
Institutional Categories						
Basic Utilities	Y/CU [10]	Y/CU [10]	Y/CU [10]	Y/CU [11]	Y/CU [12]	Y/CU [11]
Community Service	L/CU [8]	L/CU [8]	L/CU [8]	L/CU [9]	L/CU [9]	L/CU [9]
Parks And Open Areas	Y	Y	Y	Y	Y	Y
Schools	Y	Y	Y	N	N	N
Colleges	Y	Y	Y	N	N	N
Medical Centers	Y	Y	Y	N	N	N
Religious Institutions	Y	Y	Y	N	N	N
Daycare	Y	Y	Y	L/CU [9]	L/CU [9]	L/CU [9]
Other Categories						
Agriculture	L [14]	L [14]	L [14]	L [14]	L [14]	L [14]
Aviation And Surface Passenger Terminals	CU	CU	CU	CU	CU	CU
Detention Facilities	CU	CU	CU	CU	CU	CU
Mining	N	N	N	CU	CU	CU
Radio Frequency Transmission Facilities	L/CU [12]	L/CU [12]	L/CU [12]	L/CU [12]	L/CU [12]	L/CU [12]
Rail Lines And Utility Corridors	Y	Y	Y	Y	Y	Y

Y = Yes, Allowed

CU = Conditional Use Review Required

L = Allowed, But Special Limitations

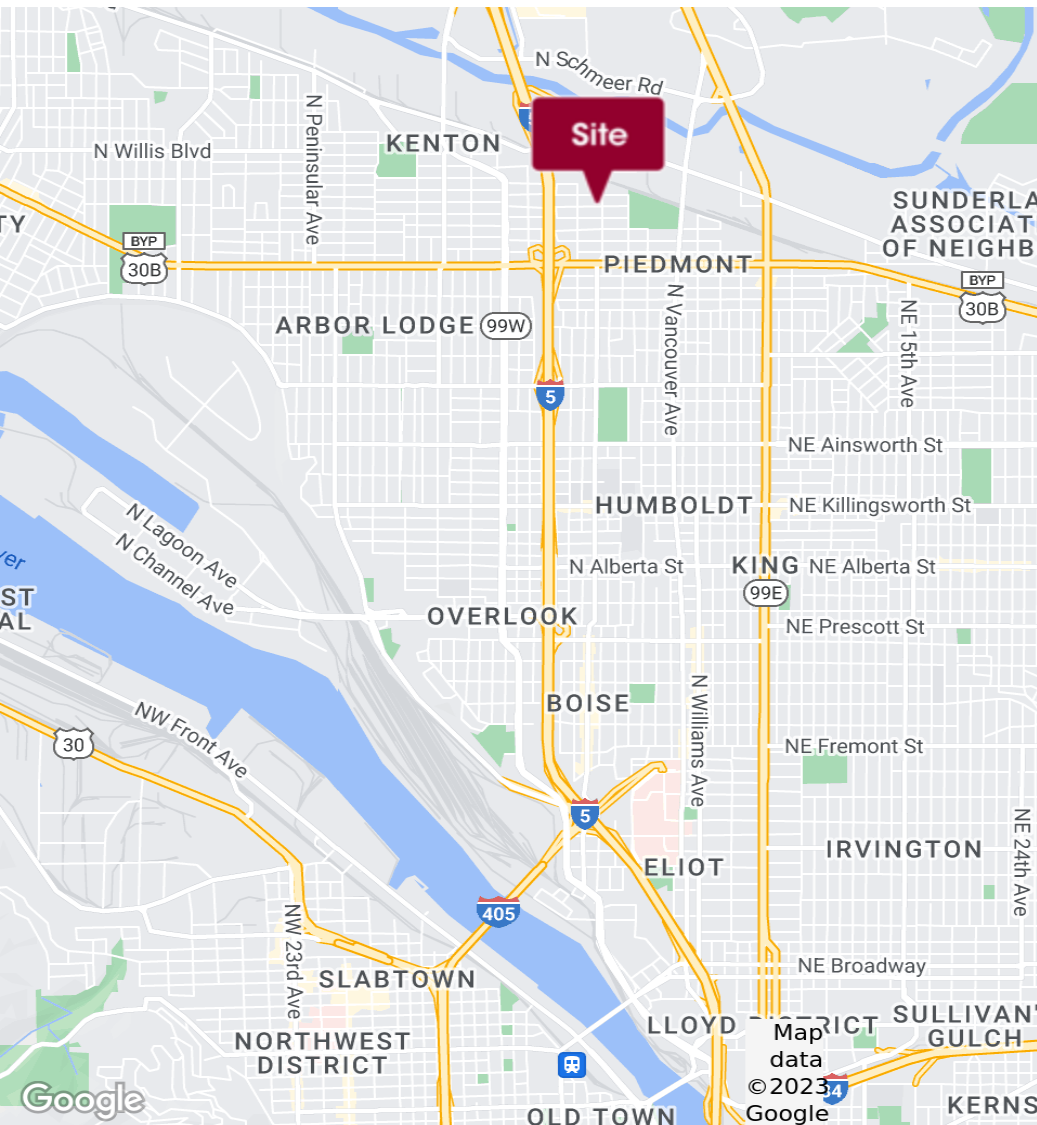
N = No, Prohibited



Click Here For
More Zoning Info

FOR LEASE

8205 N Mississippi Avenue, Portland, OR 97217



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total population	12,259	93,425	276,226
Median age	35.4	35.0	36.0
Median age (Male)	34.8	34.3	35.8
Median age (Female)	36.1	36.2	36.3
Total households	5,254	39,467	130,473
Total persons per HH	2.3	2.4	2.1
Average HH income	\$60,758	\$59,541	\$63,702
Average house value	\$311,927	\$316,535	\$367,399

LOCATION OVERVIEW

Convenient North Portland location excellent I-5 access.

LOCATION

	DISTANCE	TIME
I-5	0.5 mi	2 min
Portland City Center	5.9 mi	13 min
Portland International Airport	7.0 mi	17 min
Vancouver, WA	5.0 mi	12 min



Clayton Madey

503.972.7277

clayton@macadamforbes.com

Licensed in OR

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.

MACADAMFORBES.COM | 503.227.2500