

Owner/User Opportunity

526 SE DIVISION PLACE | PORTLAND, OR 97202



FOR SALE
OR LEASE



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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.

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526 SE Division Place, Portland, OR 97202



PROPERTY DESCRIPTION

The property is located in the Central Eastside Industrial District providing easy access to major transportation routes. The building is ideal for companies who value a well-connected and convenient location. Logistics operations can utilize the building's 15 dock-high doors in a cross-dock configuration. Additionally, the property offers additional yard for parking, storage or other functions. The flexible IG1 zoning also allows a variety of options for new development scenarios including self-storage.

PROPERTY HIGHLIGHTS

- Seller financing options available
- Adaptive re-use or redevelopment opportunity
- Flexible zoning
- Great access, including transit

OFFERING SUMMARY

Sale Price:	\$2,650,000
Lease Rate:	Negotiable
Lot Size:	33,998 SF
Building Size:	6,425 SF

PROPERTY DETAILS

Zoning:	IG1 (Light Industrial)
Year Built:	1956
# of Dock High Doors:	15



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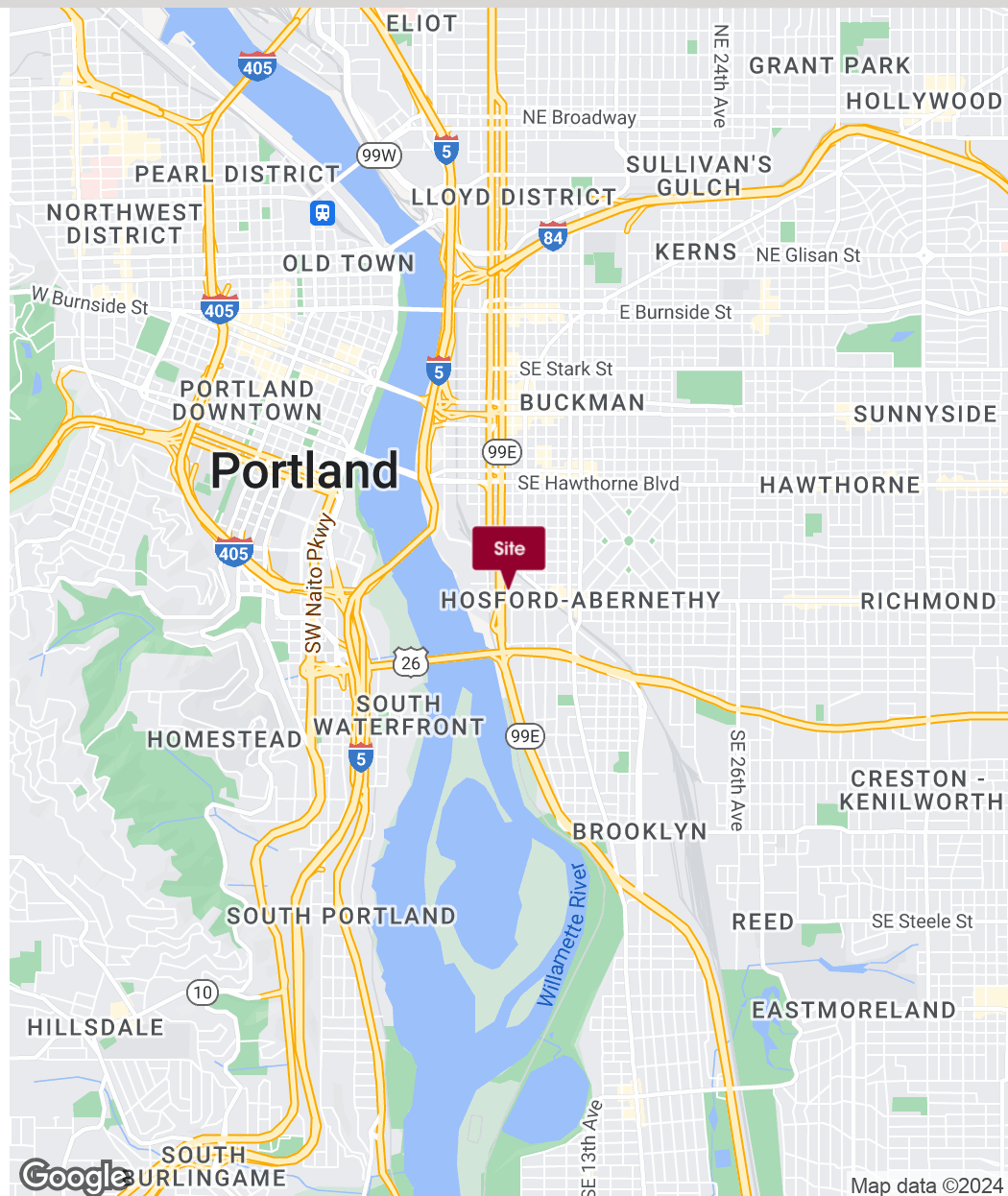


DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total population	13,734	172,096	428,019
Median age	34.1	35.9	36.8
Total households	7,216	90,657	202,212
Average HH income	\$62,288	\$66,138	\$72,712
Average house value	\$379,609	\$454,717	\$405,190

LOCATION OVERVIEW

The property is located in the southern end of the Central Eastside Industrial District and highlights a well-connected and convenient location. The property provides easy access to Highway 99E and Interstate 5 via the Ross Island bridge. Additional transit options are within close proximity.



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