

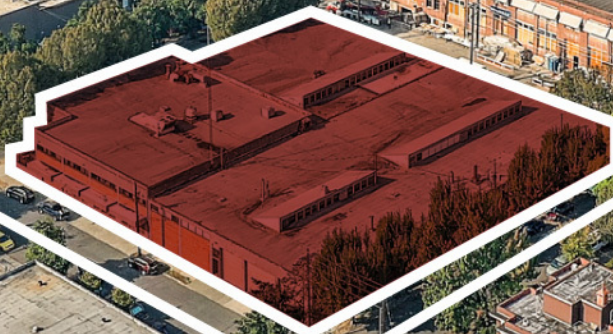
# Close-In Eastside Industrial Opportunity

1011 SE OAK STREET | PORTLAND, OR 97214

SANDY BOULEVARD

SE OAK STREET

SE 11TH AVENUE



FOR SALE &  
LEASE

**MACADAM  
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1011 SE Oak Street, Portland, OR 97214



## PROPERTY DESCRIPTION

Rare opportunity to purchase or lease an approximately 46,356 SF building on a full block in close-in Southeast Portland. The property includes approximately 6,800 SF of 2nd-floor space and six grade doors: three doors on Oak Street, two doors on SE 10th Avenue, and one door on SE Pine Street. The property allows for a single user or can easily be demised down to multiple users. Under the IG1 zoning industrial, manufacturing, production, vehicle repair, wholesale sales, and self-storage are allowed uses. Retail and office uses are limited to 3,000 SF in area, while residential use is conditional.

## OFFERING SUMMARY

Sale Price:	\$7,350,000
Taxes:	\$64,600.88
Lease Rate:	Call For Rates
Building Size:	46,356 SF
Lease Demising Options:	From 10,000 to 46,356 SF



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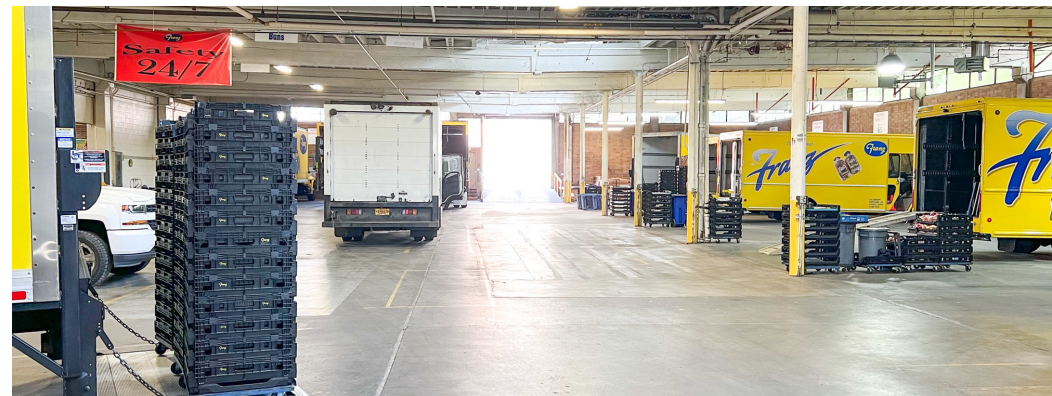
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## Potential Demising Options



\*NOT TO SCALE AND MAY NOT REPRESENT CURRENT AS-BUILT



### PROPERTY INFORMATION

APN #:	R150472
Zoning:	IG1- General Industrial 1
Ceiling Height:	Mixed from 13' - 19'
Construction Type:	Concrete/Brick
Loading:	Drive-thru capable with recessed loading dock



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### PROPERTY HIGHLIGHTS

- Convenient access to I-84, I-5, and I-405
- Flexible building layout to allow for a variety of users
- Sawtooth roof allows for natural light in the middle of the space
- Multiple drive-in doors on three sides of the building
- Open span areas for flexible use of space
- Potential to restore additional loading positions
- Potential to convert mezzanine to additional office



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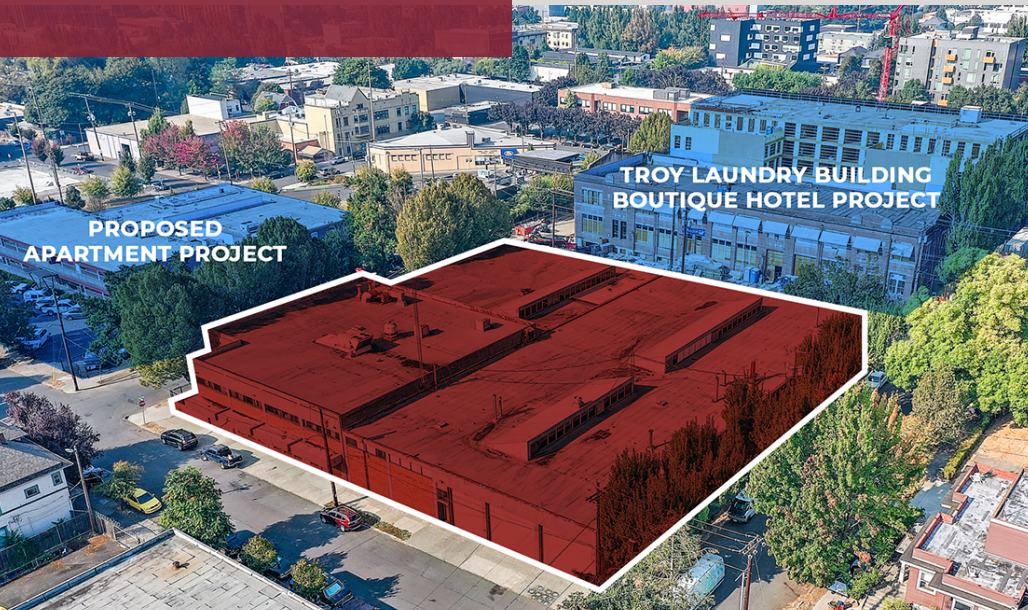
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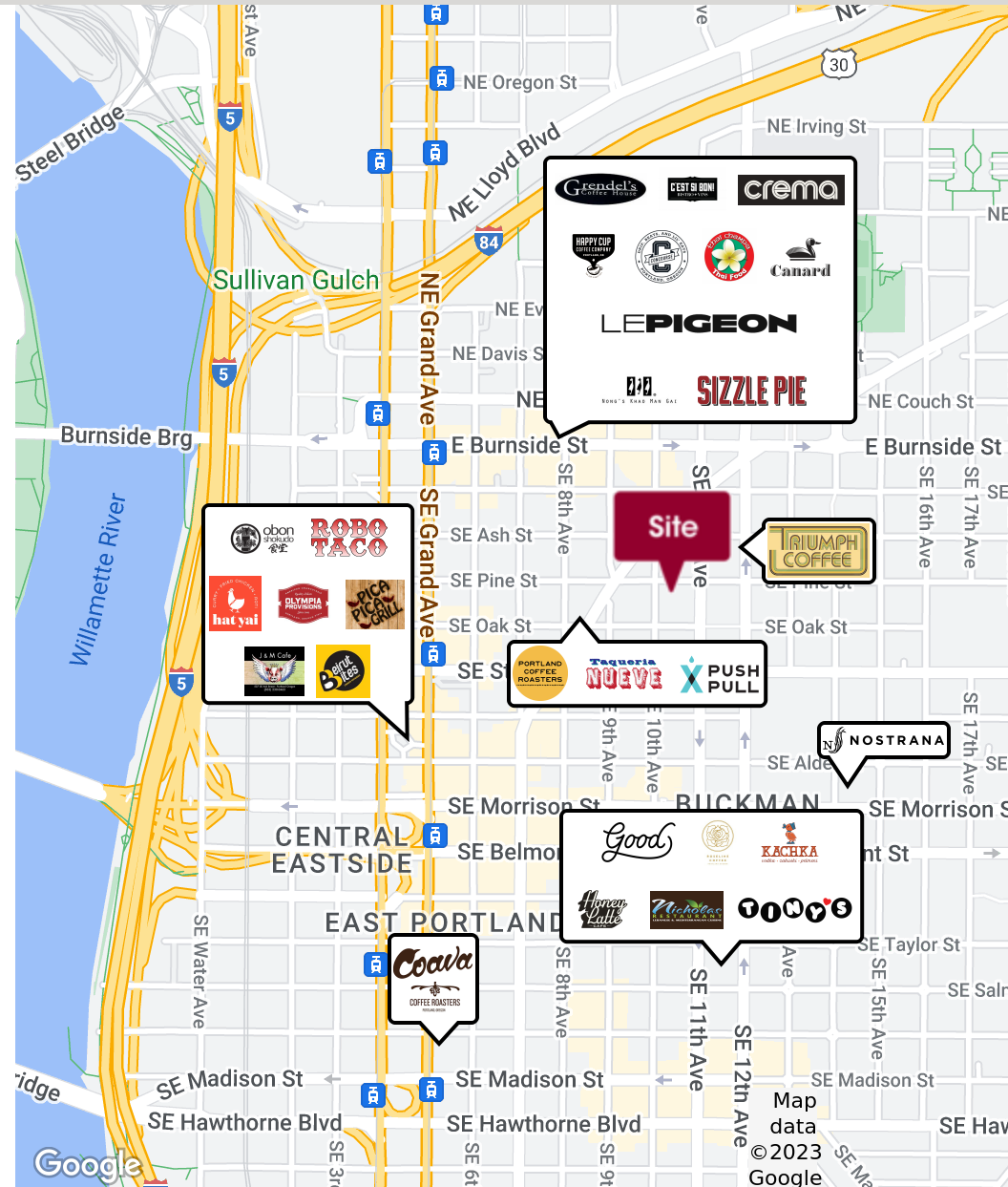


## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total population	24,451	228,819	457,925
Median age	37.6	38.9	39.0
Total households	15,285	120,881	218,669
Average HH income	\$71,141	\$99,875	\$100,500
Average house value	\$418,405	\$492,013	\$480,095

## LOCATION OVERVIEW

The subject property is located across the street from the Troy Laundry building which is undergoing a major renovation to become a boutique hotel. The north side of the Troy Laundry building will become a new six-story apartment building with 104 units and ground-floor retail. The property is in close proximity to I-5, I-84, and I-405. TriMet bus access, numerous restaurants, and service-based businesses are also close by.



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