

Close-In Industrial Building with Yard

4636-4704 N WILLIAMS AVENUE | PORTLAND, OR 97217



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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.

FOR SALE &
LEASE

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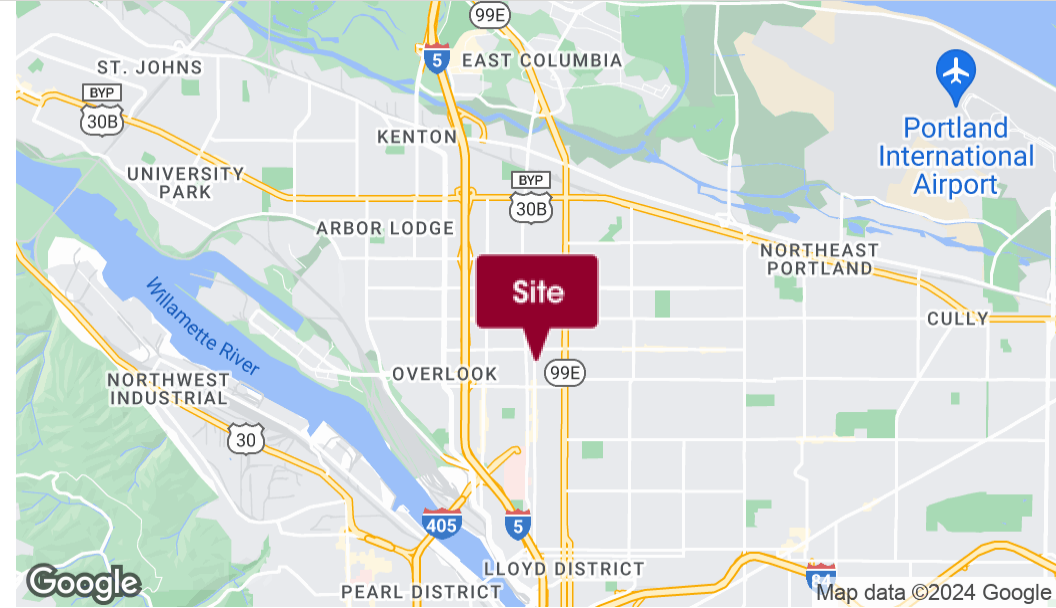
PROPERTY DESCRIPTION

The property consists of 2 tax lots and totals 10,500 SF of CM1-zoned land, which can be sold separately. The southern parcel 4636 N Williams Avenue has an 8,449 SF flex building currently occupied by Jensen Hughes, whose lease runs through the end of 2023.

The properties are mid-block and a few blocks north of the most recent development along North Williams Avenue.

PROPERTY HIGHLIGHTS

- Zoning: CM1
- 14' clear
- One grade-level door
- Power 3-Phase 208v



LOCATION DESCRIPTION

Amazing location just north of the expansive retail amenities on N Williams Avenue & N Mississippi Avenue. Additionally, the property is near the trendy Alberta District and has close proximity to I-5.

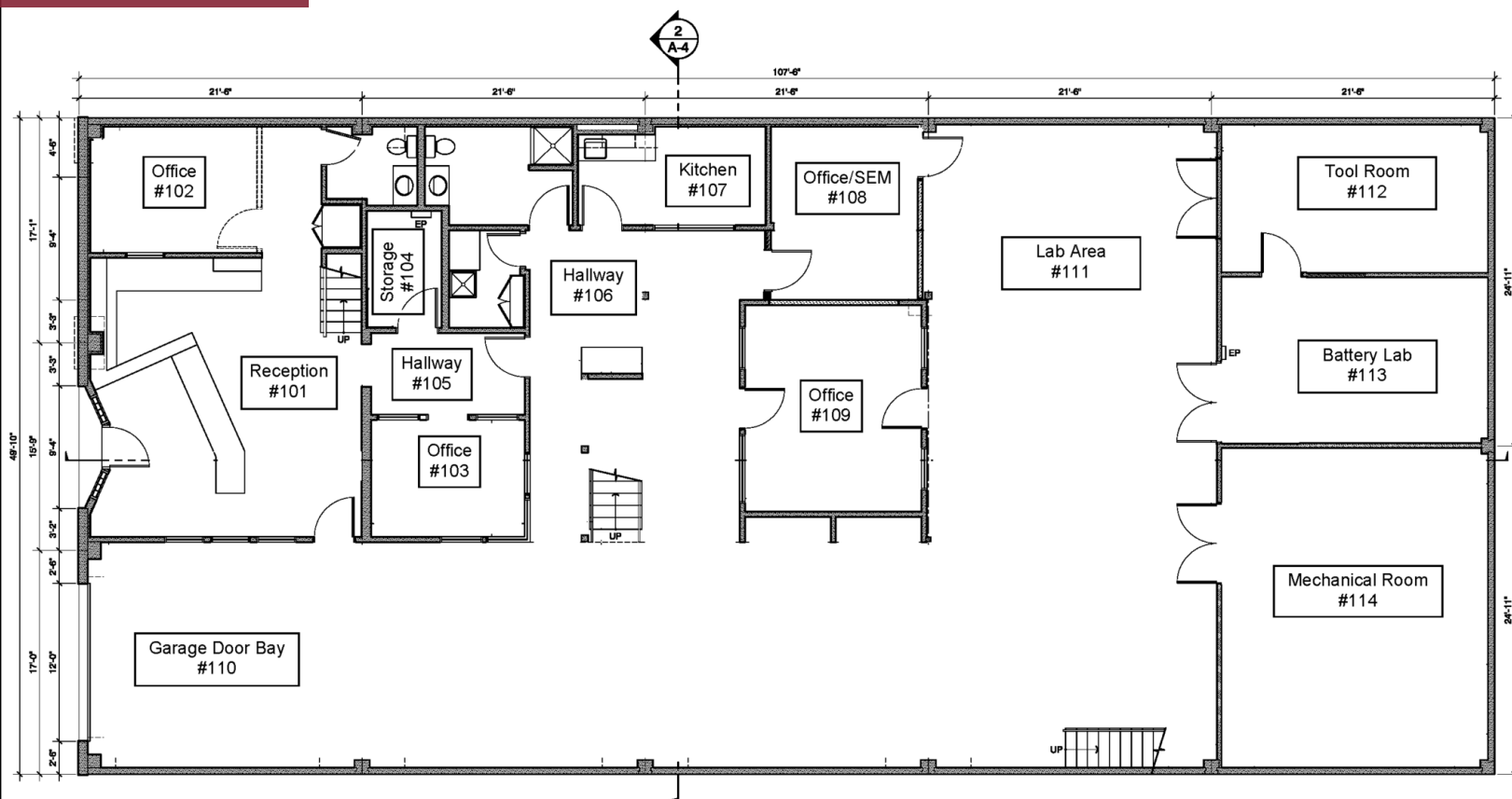
OFFERING SUMMARY

Sale Price:	\$2,600,000
Lease Rate:	\$1.50/SF (NNN)
Building can be sold separately	
Building SF:	8,449 SF



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1 MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"



820 SE DIVISION PLACE
PORTLAND, OR 97202
PHONE: (503) 738-1106
FAX: (503) 738-1051

4636 N. WILLIAMS AVE., PORTLAND, OR

**MAIN
FLOOR
PLAN**

CASE NO: 000003
PREPARED BY: AMN
REVIEWED BY: RAZ
DATE: DEC 2007
DRAWING NO: 2:7

A-1



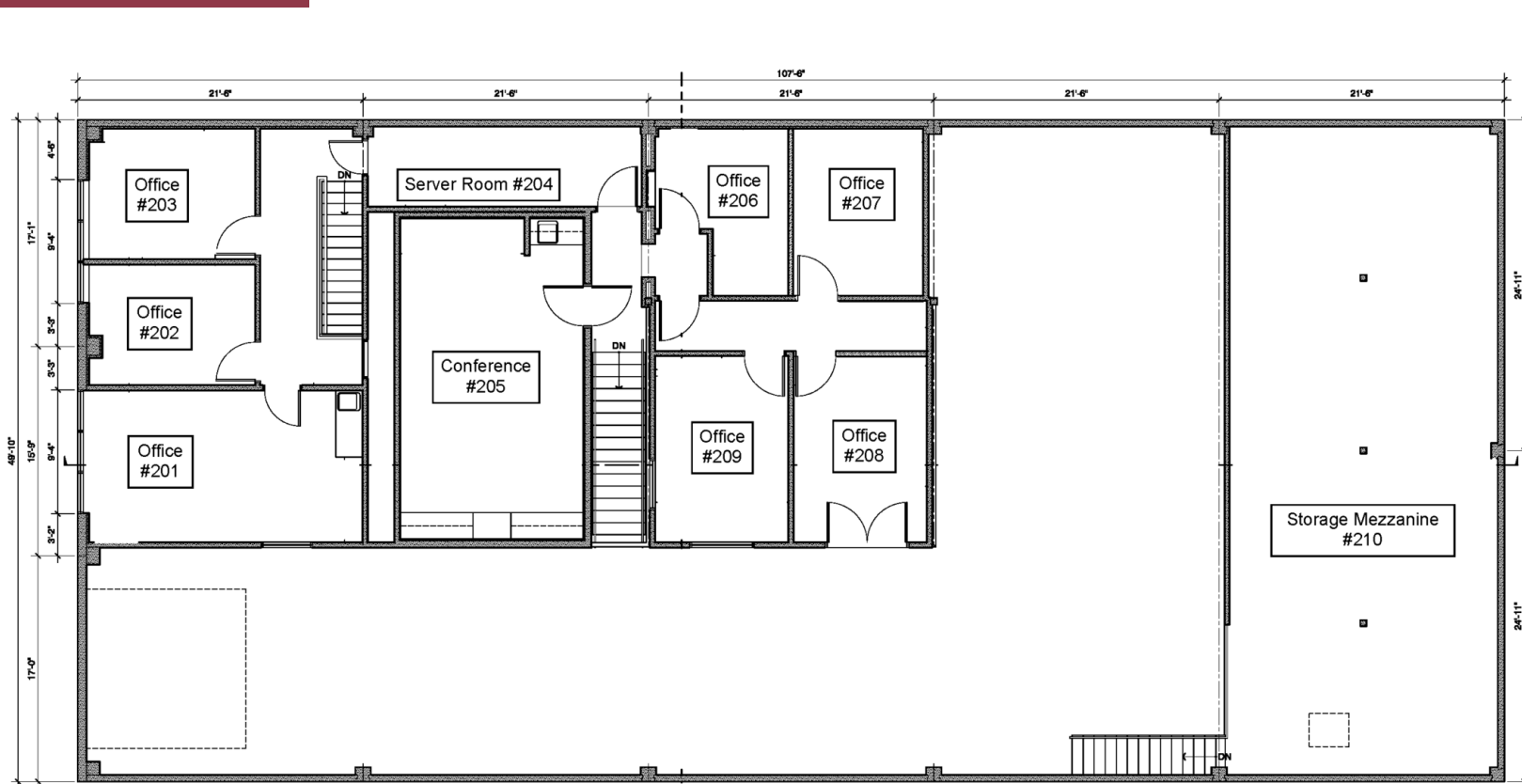
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4636 N. WILLIAMS AVE., PORTLAND, OR



1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

SECOND FLOOR PLAN

CASE NO: 000003
PREPARED BY: AMN
REVIEWED BY: RAZ
DATE: DEC 2007
DRAWING NO: 3:7

A-2



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