Warehouse and Yard With Frontage on Columbia Boulevard

5620 NE COLUMBIA BOULEVARD | PORTLAND, OR 97218

NE COLUMBIA BLVD

FOR SALE

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COMMERCIAL REAL ESTATE SERVICES

NE COLUMBIA BLVD   ACCESS POINT

EVERGREEN

480 SF RETAIL BUILDING

PROPERTY DESCRIPTION

A fully functional 5,640 SF warehouse on 1.21 acres and a 1,260 SF newly renovated house that can be used as office space. The property is fully fenced, secured, and has great access & visibility from Columbia Boulevard. The metal warehouse was constructed in 2017 and is currently demised into 4 different units with temporary demising walls, that can easily be removed to make one 5,640 SF space. Each unit is 1,440 SF, with one (1) 10 by 12 grade level door, and an ADA Bathroom.

OFFERING SUMMARY

Sale Price:	Subject to Offer
Number of Units:	1-4 (1,440 SF each)
Lot Size:	1.21 Acres
Building Size:	5,640 SF
Zoning:	IG2

PROPERTY HIGHLIGHTS

- 2 tax lots totaling 1.21 acres
- Fully fenced & secured, and graveled / paved
- General Industrial 2 Zoning (IG2)
- Great proximity to major interstates and markets
- Additional 480 SF Retail Building
- Located in a Qualified Opportunity Zone
- City utilities
- All City frontage improvements have been completed
- 2022 Property +/- $15,583.33 (Both lots combined)

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PDX Portland International Airport

L&W SUPPLY

WM WASTE MANAGEMENT

SILVER EAGLE

PROLOGIS Ahead of what's next

Copart

TRIMET

MAXIM CRANE WORKS

METROMETALS NORTHWEST, INC.

Columbia Commerce Park

COLUMBIA INDUSTRIAL PARK

securespace SELF STORAGE

Site

NW FLEX SPACE

FIRST student

Continental Hardwood Co.

PWY

NE Cornfoot Rd

NE 47th Ave

NE Columbia Blvd

NE 42nd Ave

NE Columbia Blvd

NE Columbia Blvd

NE Columbia

NE 60th Ave

NE Alderwood Rd

NE Cornfoot Rd

NORTHEAST PORTLAND

LOCATION OVERVIEW

Strategically located along Columbia Boulevard, the subject property has unparalleled visibility both east and westbound. It has great access to the PDX International Airport, Interstate 205, Interstate 5, Interstate 84, and Vancouver. Columbia Boulevard and the Gateway submarket are prime locations for national, regional, and local companies that service the Portland, Metro, and Vancouver markets.

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