

Pepco Building

1701 SE WATER AVENUE, PORTLAND, OR 97214

OMSI
LAND DONATED BY PORTLAND GENERAL ELECTRIC

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AVAILABLE

 **MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

AVAILABLE

1701 SE Water Avenue, Portland, OR 97214



PROPERTY DESCRIPTION

Available December 2024 for occupancy, the former Pepco building provides an opportunity to lease within Portland's Central Eastside Industrial District. The building has received numerous recent upgrades including a new roof, exterior paint, and new overhead loading doors. The clear span building is best suited for warehouse, storage, or manufacturing uses, and can include secure yard to the east of the building.

PROPERTY HIGHLIGHTS

- Zoning: Central Employment (EX)
- Parking: 24 spaces
- Power: 3 phase, 2,000 amps, drops throughout building
- Loading: 5 oversized grade doors
- Paint Booth
- Clear Height: 14'
- Self-contained machine shop with air

OFFERING SUMMARY

Sale Price:	Call For Details
Lease Rate:	\$0.95 SF/month (NNN)
NNN Estimate:	\$0.20/SF
Available SF:	24,000 SF
Office:	2,604 SF
Lot Size:	+/- 1 Acre

*Seller financing available



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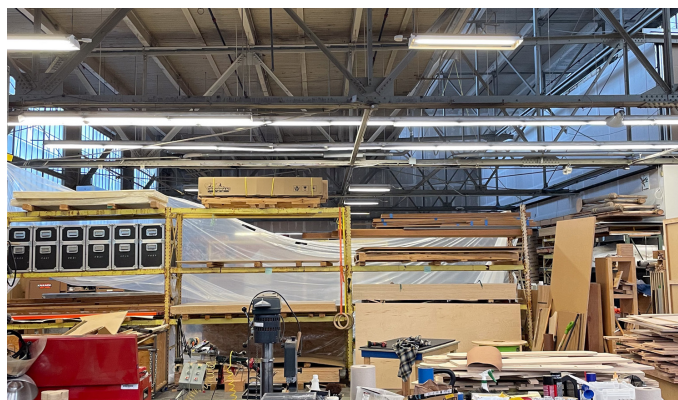
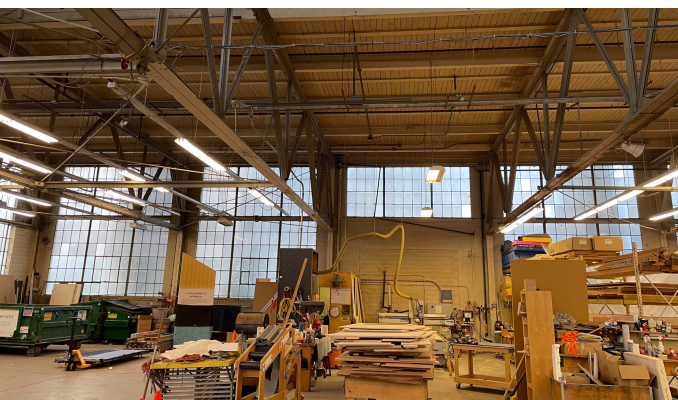
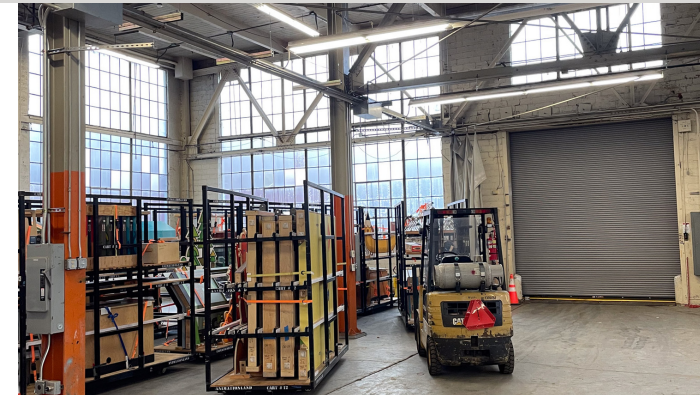
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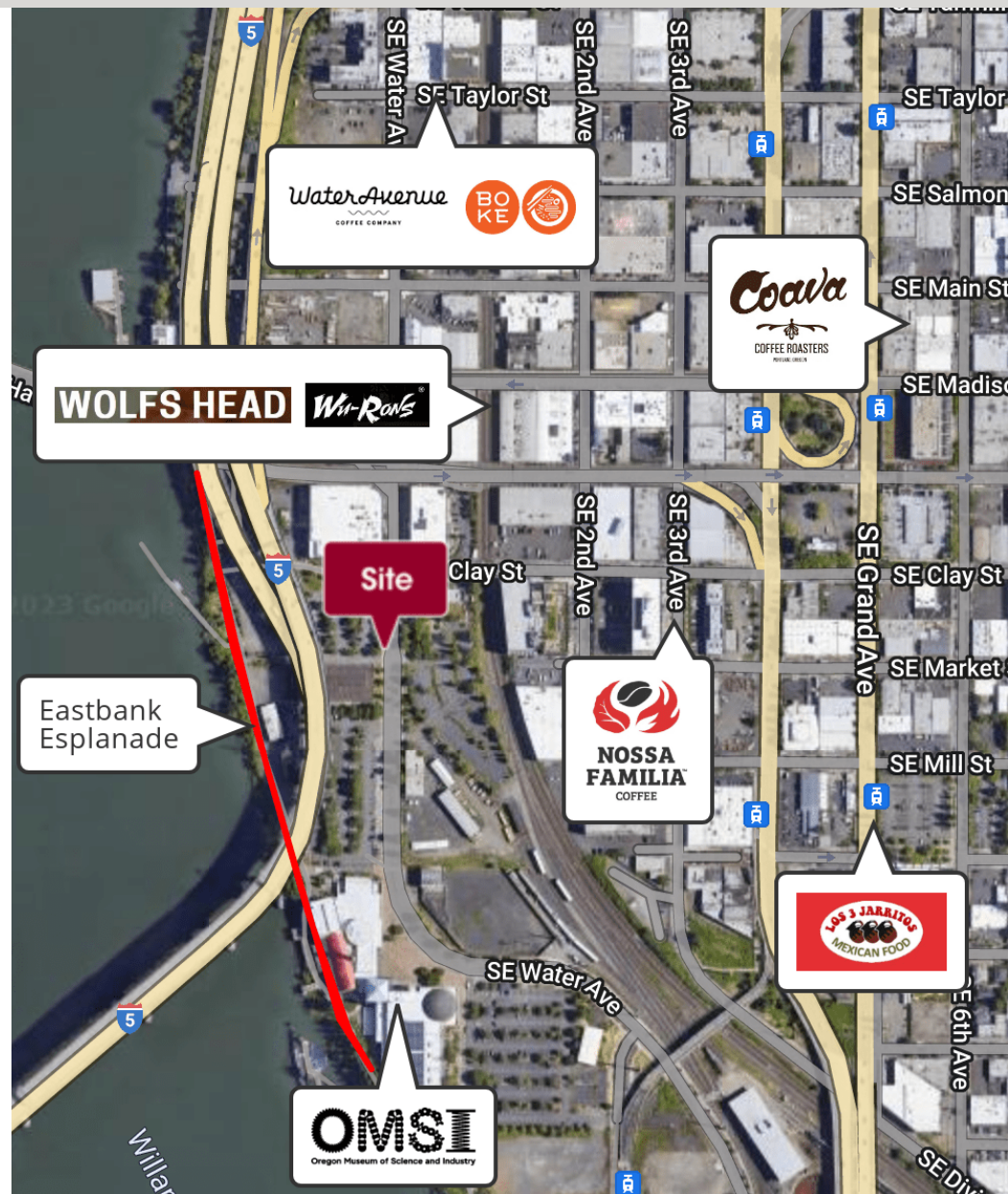


LOCATION DESCRIPTION

The property is located at the northern boundary of the OMSI campus, within the Central Eastside Industrial District. The location benefits from excellent transportation connectivity, with easy access to major thoroughfares and highways, making it well-suited for businesses seeking accessibility to both downtown Portland and the greater metropolitan area. Additionally, the neighborhood is well-served by public transit and bike routes, enhancing the ease of commuting for employees. The Central Eastside Industrial District is known for its established industrial presence and thriving food and beverage scene, with a multitude of restaurants, breweries, and specialty shops within walking distance.

LOCATION

	DISTANCE	TIME
I-5	0.4 mi	1 min
99E	0.5 mi	2 min
Downtown Portland	0.5 mi	2 min
Portland International Airport	10.9 mi	15 min



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