

Freestanding Industrial Building with Fenced Yard

4645 NE 135TH AVENUE, PORTLAND, OR 97230

NE Sandy Blvd

NE 135th Ave

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FOR SALE &
LEASE

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FOR SALE & LEASE

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PROPERTY DESCRIPTION

Freestanding metal building with a fenced yard, as well as an additional shop and office in the East Columbia Corridor. In a great location that's seconds from Sandy Boulevard, minutes from I-84, and within three miles of I-205. The property is also located in a growing area that is complimented by Phelan's new development of the "138th Logistics Center." This is a great opportunity for a local user to purchase or lease a sought after commodity in the Portland market.

OFFERING SUMMARY

Sale Price:	\$925,000
Lease Rate:	\$4,000.00/Month (Gross)
Total Building Size:	3,412 SF
Yard Space:	5,800 SF
Power:	3-Phase / 240amp
Zoning:	IG2
Metal Building:	2,736 SF
Clear Height:	20'
Bathrooms:	1
Shop:	676 Total SF
Office:	100 SF



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LOCATION	DISTANCE	TIME
I-84	1.6 mi	5 min
I-205	2.5 mi	7 min
Portland International Airport	3.2 mi	8 min
Downtown Portland	10 mi	16 min

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