

RARE CLOSE-IN NW INDUSTRIAL SPACE WITH OFFICE/SHOWROOM

3241 NW Industrial Street, Portland, OR

IN PLACE WAREHOUSE RACKING AND OFFICE FURNITURE AVAILABLE



FOR MORE INFORMATION, CONTACT:

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FOR LEASE

**MACADAM
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COMMERCIAL REAL ESTATE SERVICES



PROPERTY FEATURES

BUILDING SIZE

49,084 SF

OFFICE

12,800 SF

SHOWROOM

1,600 SF (expandable)

TOTAL LAND AREA

1.70 Acres

PARKING

18 stalls

LOADING

Dock High

SPRINKLERS

Wet System

CLEAR HEIGHT

20' - 24'

ZONING

HI, Heavy Industrial

LEASE RATE

\$35,000 NNN / Month*

ESTIMATED NNN'S

\$0.14/SF

AVAILABLE

Q3 2018

*** Aggressive blended rate of \$0.71 /SF NNN**

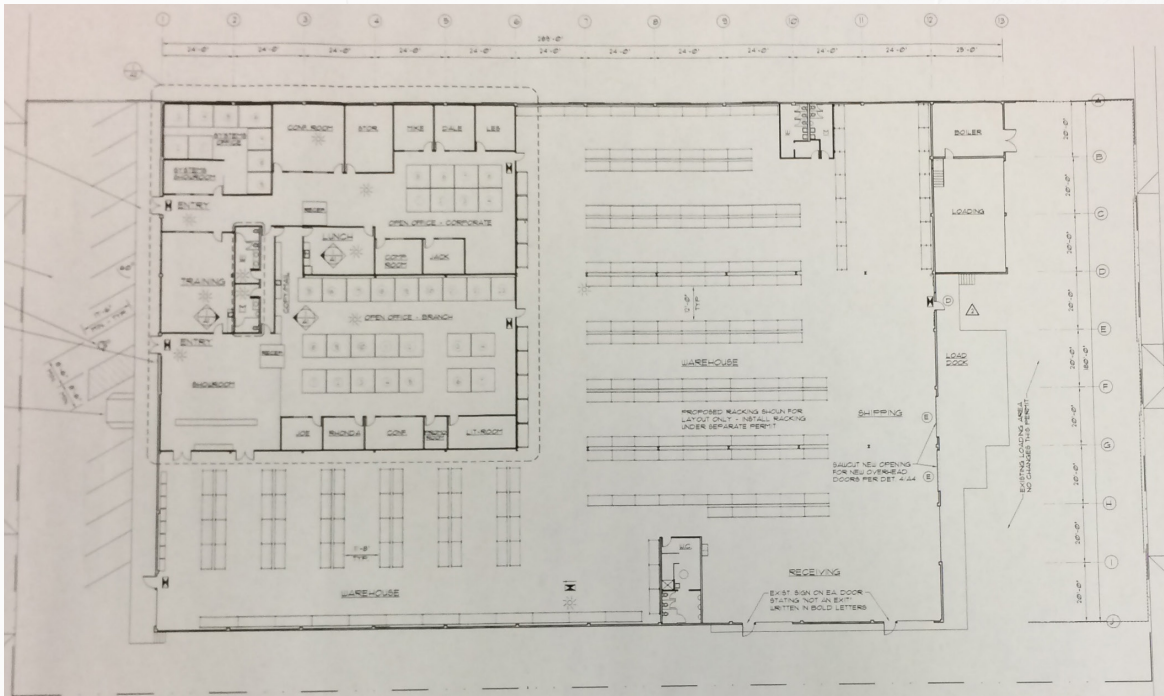


FEATURES

- Centrally located in NW Portland
- Immediate access to I-5 and I-405
- Fenced yard
- Existing racking and furniture available

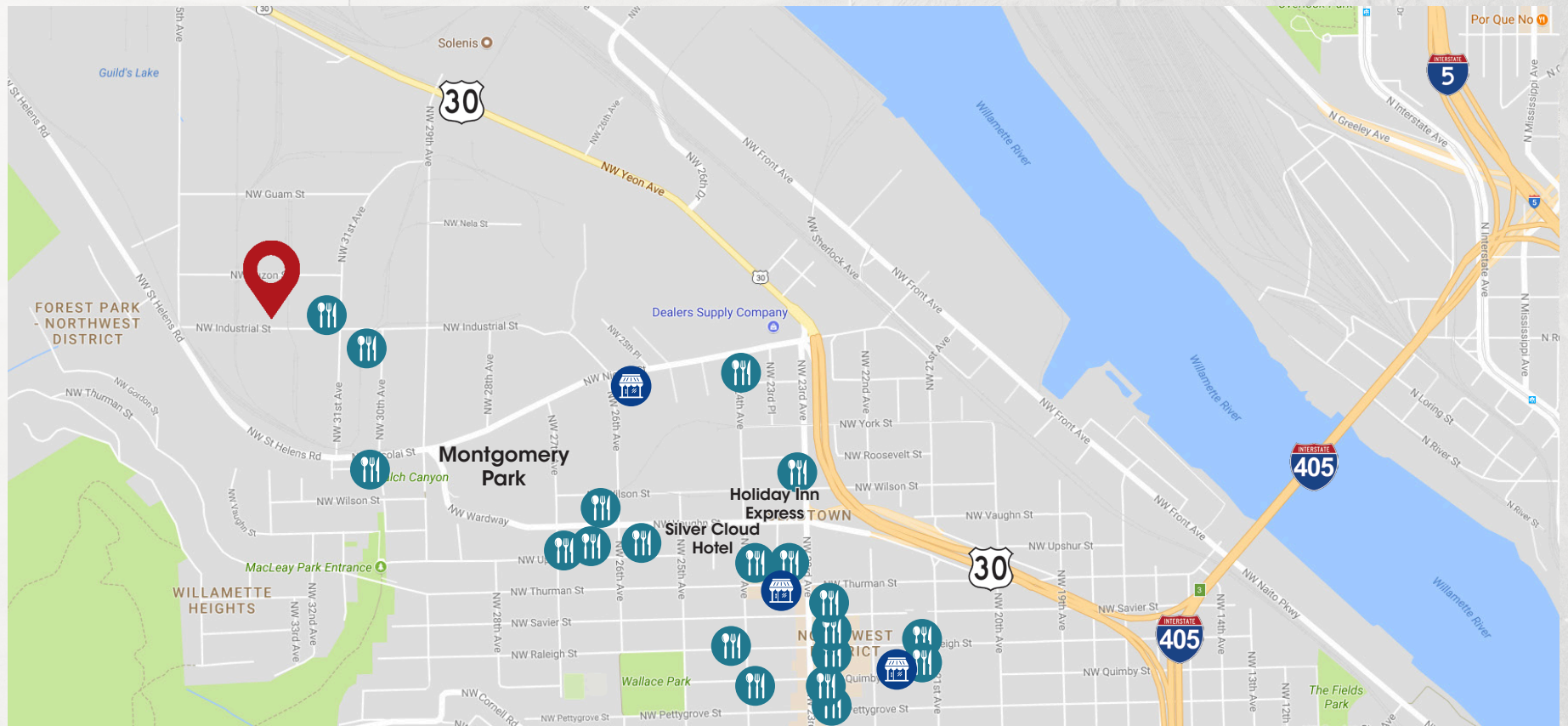


SITE PLAN





LOCATION & AMENITIES



DINING



- Caffish Lou's
- Mashita Teriyaki
- Boedecker Cellars Winery
- Portland Brewing Co.
- Industrial Cafe & Saloon
- Fillmore Trattoria
- Ataula
- St. Honre Bakery
- Kenny & Zuke's
- Dutch Bros.

RETAIL



- New Seasons
- New Front Cooperative
- Rejuvenation Inc.