

FOR LEASE
OR SALE
INDUSTRIAL

2755 NW 31st Avenue
Portland, Oregon 97210



Property Features:

- Building Size:** ± 33,000 Total SF
- Office:** ± 6,000 SF of Two-Story High Quality Office Space
- Construction:** Concrete Tilt
- Loading:** Eleven (11) Dock and Two (2) Grade Doors
- Clearance:** 16' - 20' Clear Height
- Power:** 240 Volt, 3-Phase, Approximately 2000 Amps
- Zoning:** Heavy Industrial, City of Portland
- Building Features:**
- Climate Controlled Warehouse
 - Warehouse Sprinklered and Insulated
 - Racking and Office Furniture Negotiable
 - Enclosed Outdoor Patio, Fireplace & BBQ
- Lease Rate:** **\$12,500 / Month, NNN** (Estimated at \$.09/SF)
~~\$16,000 / Month, NNN~~ (Estimated at \$.09/SF)
- Sale Price:** **\$2,700,000**

For more information and inspection please contact:

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No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.



8/11/2010
200 SW Market, Suite 200, Portland, OR 97201
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