FOR LEASE OR SALE INDUSTRIAL

2755 NW 31st Avenue Portland, Oregon 97210



Property Features:

Building Size:	± 33,000 Total SF
Office:	\pm 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

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.

For more information and inspection please contact:

Mark McClung

Associate Director (503) 279 -1763 mark.mcclung@cushwake.com

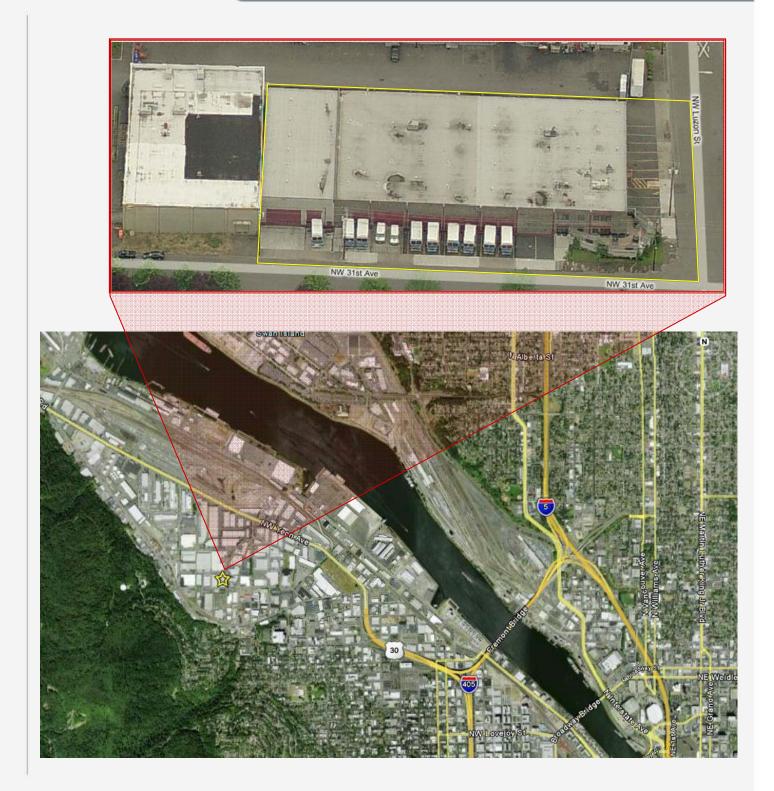
Kevin Kriesien

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