

FOR SALE

PRICE REDUCED

± 2,920 SF
TRUCK REPAIR

COVERED
CROSS DOCKS

COVERED
CROSS DOCKS

OFFICE & GROUND
FLOOR WAREHOUSE

ST HELENS RD

3641 NW ST. HELENS RD

PORTLAND, OR 97210

For more information or a property tour, please contact:

DUANE LINK

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Norris & Stevens

INVESTMENT REAL ESTATE SERVICES

TCN
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AMO

900 SW 5TH AVE, 17TH FLOOR | PORTLAND, OR 97204
503.223.3171 • NORRIS-STEVENS.COM

Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.

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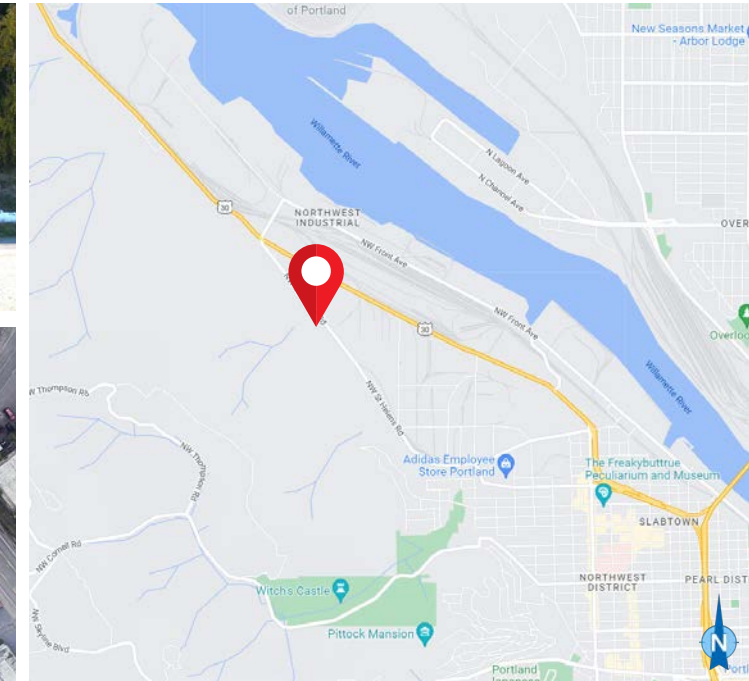
OWNER/USER OR TENANT WILLING TO SIGN LONG-TERM LEASE

DETAILS

- Sale price: ~~\$2,200,000~~ **\$1,900,000**
- Parcel: R253421
- Land area: ± 70,400 SF (1.62 AC)
- Office area: ± 3,600 SF
- First floor warehouse: ± 3,020 SF
- Truck repair garage: ± 2,920 SF
- Zoning: IG2 (Heavy Industrial)

FEATURES

- 2-story industrial building with office on second floor
- Abundant yard space
- Cross docks - 3 on each side
- 20' building height / 16' clear height in warehouse
- Level 1 environmental studies completed
- Bare bones truck yard with dock



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LOCATION OVERVIEW



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