

FOR SALE



LOW COST STORAGE/REDEVELOPMENT OF MANUFACTURING FACILITY

9348 N PENINSULAR AVE | PORTLAND, OR 97217

For more information or a property tour, please contact:

GREG NESTING

503.225.8440

GregN@norris-stevens.com

GABE SCHNITZER

503.225.8443

GabeS@norris-stevens.com

Norris & Stevens

INVESTMENT REAL ESTATE SERVICES

TCN
WORLDWIDE
REAL ESTATE SERVICES

AMO

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.

06/12/2024

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

9348 N PENINSULAR AVE

Portland, OR 97217

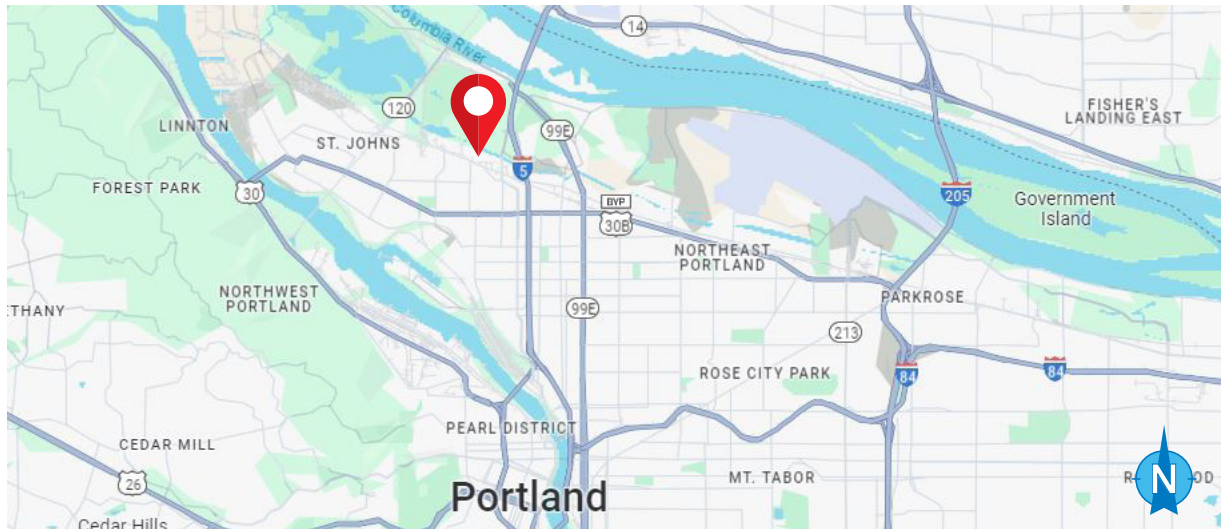
INDUSTRIAL BUILDING FOR SALE

DETAILS

- Sale price: \$3,000,000 (\$54.55 PSF)
- Building area: ± 55,000 SF
- Land size: ± 3.57 acres (155,509 SF)
- Year built: 1932
- Zoned: IH (Heavy Industrial)

FEATURES

- 6 loading docks, 1 drive-in door
- 18'–20' clear height
- 480 volt and 208 3-phase power
- 2 inch water service and 6 inch inactive service
- 2 out buildings with power and water that are not included in total square footage (± 6,120 SF and ± 6,300 SF)
- Large office area
- Last use of premises was food production and storage



For more information or a property tour, please contact:

GREG NESTING

503.225.8440

GregN@norris-stevens.com

GABE SCHNITZER

503.225.8443

GabeS@norris-stevens.com

Norris & Stevens

INVESTMENT REAL ESTATE SERVICES

TCN
WORLDWIDE
REAL ESTATE SERVICES

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.

EXTERIOR PHOTOS



Out Building #1

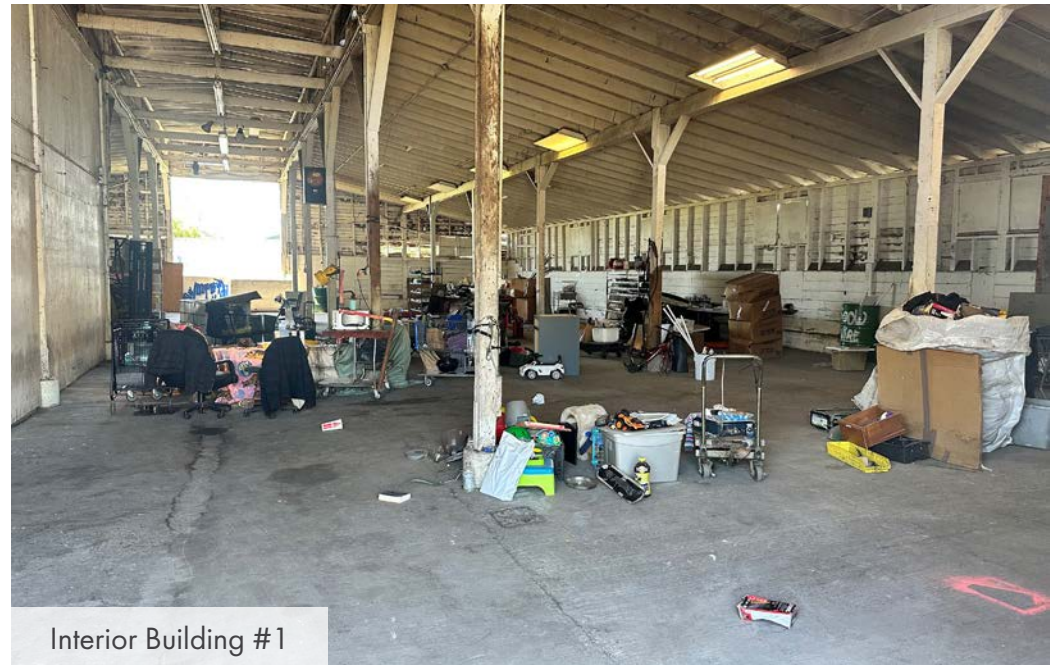


9348 N PENINSULAR AVE
Portland, OR 97217

Main Building Parking/Loading #4



Maintenance Building #3



Interior Building #1

For more information or a property tour, please contact:

GREG NESTING

503.225.8440

GregN@norris-stevens.com

GABE SCHNITZER

503.225.8443

GabeS@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.

Norris & Stevens

INVESTMENT REAL ESTATE SERVICES



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

INTERIOR PHOTOS

9348 N PENINSULAR AVE
Portland, OR 97217



Warehouse



Warehouse



Production



Warehouse



Production



Office Area



Warehouse



Production



Office Area

For more information or a property tour, please contact:

GREG NESTING

503.225.8440

GregN@norris-stevens.com

GABE SCHNITZER

503.225.8443

GabeS@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.

Norris & Stevens

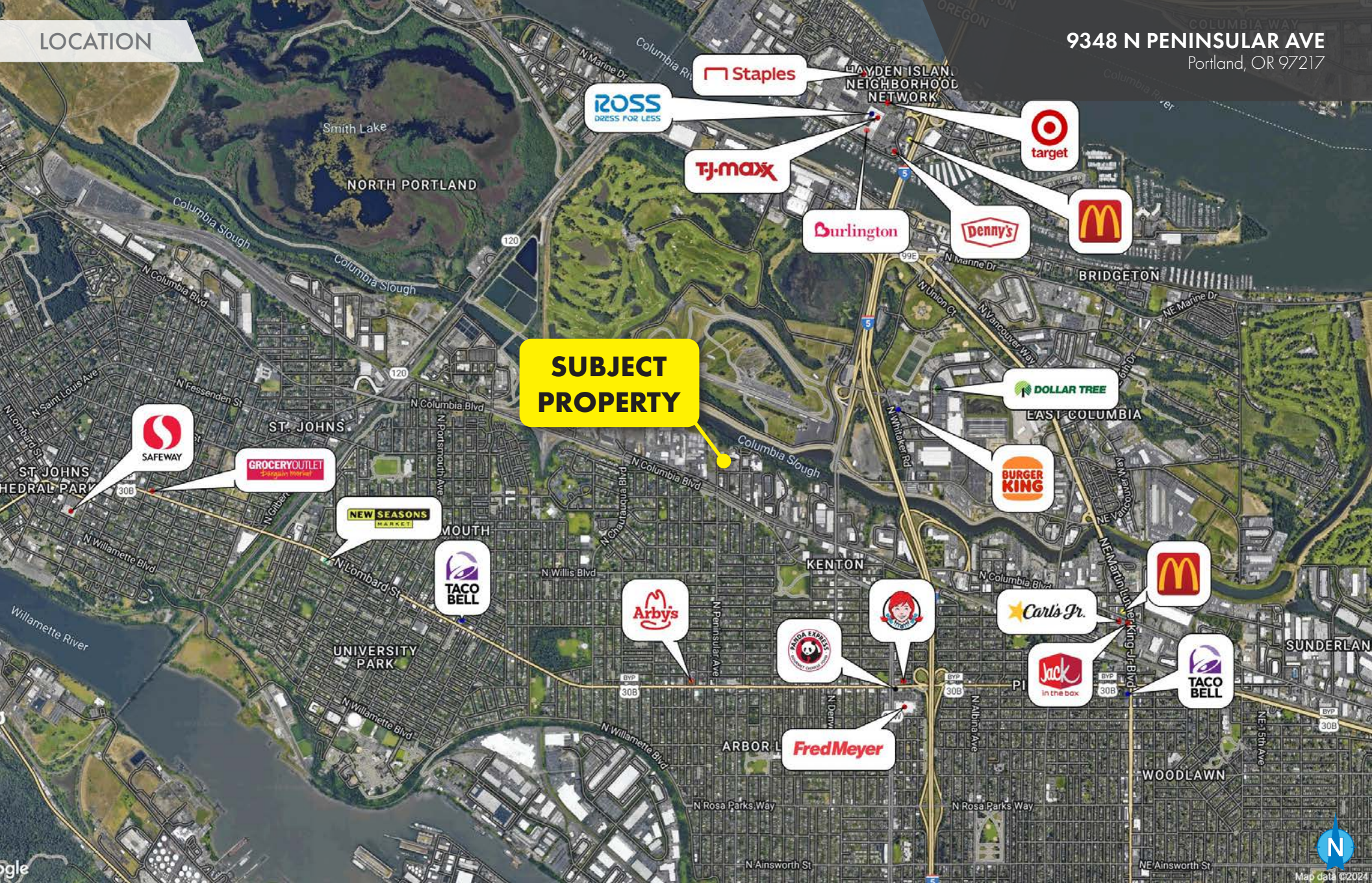
INVESTMENT REAL ESTATE SERVICES



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

LOCATION

9348 N PENINSULAR AVE
Portland, OR 97217



For more information or a property tour, please contact:

GREG NESTING

503.225.8440

GregN@norris-stevens.com

GABE SCHNITZER

503.225.8443

GabeS@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.

Norris & Stevens

INVESTMENT REAL ESTATE SERVICES

TCN
WORLDWIDE
REAL ESTATE SERVICES

AMO

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