

INDUSTRIAL COMPLEX

7515 NE 13TH AVE | PORTLAND, OR 97211

OFFERING MEMORANDUM



FOR SALE: \$1,700,000
OWNER/USER

Norris & Stevens

INVESTMENT REAL ESTATE SERVICES



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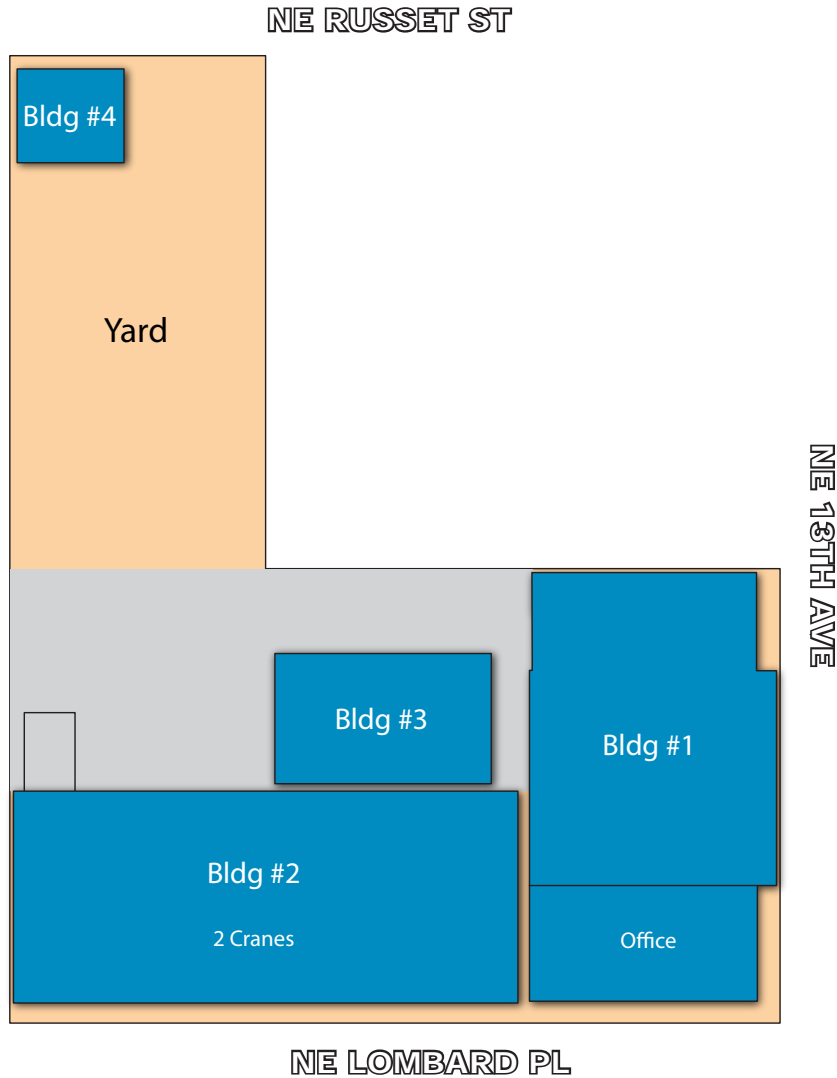
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Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.

NOVEMBER 2023

EXECUTIVE SUMMARY



The property consists of one "L" shaped tax lot of approximately 18,275 square feet with frontage on NE Lombard Place, NE 13th Avenue and NE Russet Street with four industrial buildings. Buildings are ready for occupancy.

PROPERTY SUMMARY

Address:	7515 NE 13th Ave
City/State/Zip:	Portland, OR 97211
County:	Multnomah
Asking price:	\$1,700,000
Total building size:	± 8,635 SF
Land size:	± 18,275 SF
Fenced yard:	± 7,550 SF
Roofs:	Bldg #1 & #2 – All new in 2021 with 20 year warranty
Lights:	All upgraded with Energy Trust Program in 2020
Power:	Heavy power throughout the complex
Parking spaces:	12 on-site plus 290 ft of street parking
Curb cuts:	3 – one on each frontage road
Zoning:	IH – Heavy Industrial
Property taxes:	\$11,335



BUILDING INFORMATION

MAIN BUILDING #1

- ± 2,745 SF metal warehouse
- ± 900 SF air conditioned office
- 2 grade-level doors
- 14' clear height - southern section
- 10' clear height - northern section
- 2 restrooms
- Parking spaces
- 240V & 480V 3 phase power; 400 amp
- New Roof in 2021 with 20 year warranty



FABRICATION BUILDING #2

- ± 3,830 SF metal warehouse
- 15' clear height
- Two 16' x 15' grade-level doors
- One 18' x 15' grade-level door
- 1 dock door
- Two 5 ton bridge cranes
- 240V, 480V, & 600V 3 phase power; 600 amp
- Drive thru capability
- Restroom
- Insulated roof
- New Roof in 2021 with 20 year warranty



BUILDING #3

- ± 800 SF metal warehouse
- 8' clear height
- Partial new roof in 2020

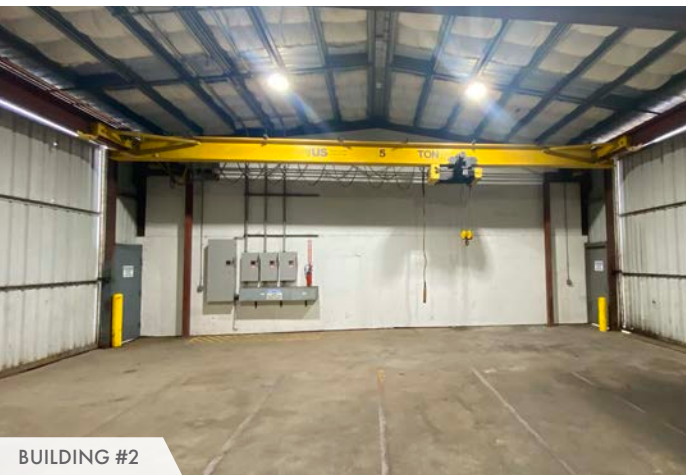
BUILDING #4

- ± 360 SF wooden garage



INTERIOR PHOTOS

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LOCATION

VANCOUVER

PORTLAND EXPO CENTER

COLUMBIA EDGEWATER GOLF CLUB

RIVERSIDE GOLF & COUNTRY CLUB

PORTLAND INTERNATIONAL AIRPORT

SUBJECT PROPERTY

4.8 MILES • 10 MINUTES

4.9 MILES • 10 MINUTES

1.8 MILES • 6 MINUTES

I-5 SOUTH ACCESS

I-5 N/S ACCESS

I-205 N/S ACCESS

