

FOR SALE



## COLUMBIA BLVD YARD/SHOP/OFFICE

4123 NE COLUMBIA BLVD | PORTLAND, OR 97211

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 his/her 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

# 4123 NE COLUMBIA BLVD

Portland, OR 97211

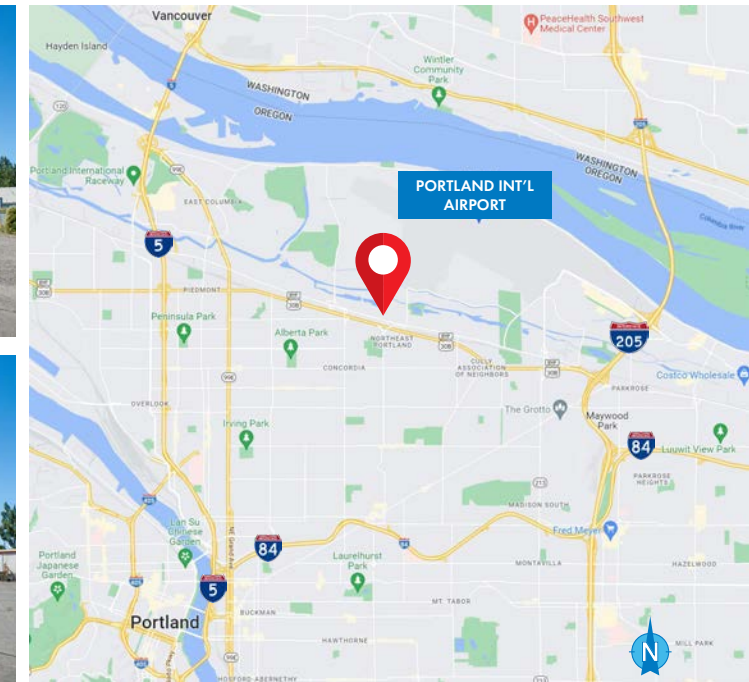
## INDUSTRIAL BUILDING FOR SALE

### DETAILS

- Sale price: \$1,325,000
- Building size
  - Main office: ± 1,888 SF
  - Office trailer: ± 600 SF
  - Shop: ± 2,640 SF
  - Total building size: ± 5,128 SF
- Land area: ± 1.00 acre
- Zoning: IG2 - General Industrial 2
- PDOT is creating an LID for NE 42<sup>nd</sup> & NE Columbia Blvd.  
Call broker for further details.

### FEATURES

- 14-foot shop ceiling
- Grade level loading
- Fully fenced and partially paved
- Great visibility on NE Columbia Blvd
- 28,700 daily cars traffic count
- Close proximity to PDX Airport, I-5, and 1-205



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 his/her own satisfaction.

**Norris & Stevens**

INVESTMENT REAL ESTATE SERVICES



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



4123 NE COLUMBIA BLVD

Portland, OR 97211



North yard area



North yard area looking North



Shop and office trailer

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 his/her 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

4123 NE COLUMBIA BLVD

Portland, OR 97211



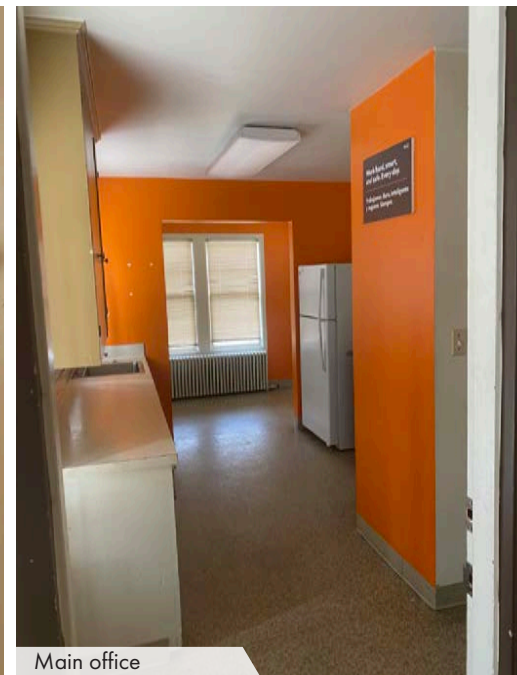
Shop



Office trailer



Main office



Main office



Shop office

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 his/her own satisfaction.

## Norris & Stevens

INVESTMENT REAL ESTATE SERVICES



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