

# SALE OFFERING | SINGLE-TENANT INDUSTRIAL

6803 SE Johnson Creek Blvd | Portland, OR 97206



SE BELL AVE

SE JOHNSON CREEK BLVD

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**Norris & Stevens**

INVESTMENT REAL ESTATE SERVICES



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.





## EXECUTIVE SUMMARY

Norris & Stevens, Inc. is pleased to exclusively offer for sale a  $\pm 168,000$  SF single-tenant industrial asset located at 6803 SE Johnson Creek Blvd, Portland, OR. Situated on a prime  $\pm 10.6$ -acre infill site, the property is 100% leased to Crosspoint NW Auto Auctions. The absolute NNN lease features a corporate guarantee from ACV Auctions (NASDAQ: ACVA), delivering exceptionally secure, hands-off passive income.

The facility provides immediate logistical connectivity to I-205, and is uniquely equipped with rare General Industrial (GI) zoning, an expansive 3-acre fenced/secured yard, and functional grade and dock-level loading doors. This offering provides an institutional investor or private buyer a rare combination of resilient, predictable cash flow paired with exceptional long-term land value in one of the Portland metro's tightest industrial submarkets.



**100% Leased**



**Long Term NNN Lease**



**Single Tenant**



**Large Industrial Site**

|                      |                  |
|----------------------|------------------|
| Offering price:      | \$20,000,000     |
| Price PSF:           | \$119.05         |
| NOI:                 | \$1,128,000      |
| Total building size: | $\pm 168,000$ SF |
| Total land area:     | $\pm 10.6$ acres |

## INVESTMENT HIGHLIGHTS

**Secure Institutional Cash Flow:** Fully leased with a corporate guarantee from a multi-billion dollar, publicly traded entity.

**Zero Landlord Responsibilities:** Absolute NNN lease structure requires the tenant to pay all taxes, insurance, and maintenance.

**Irreplaceable Infill Location:** Strategic immediate access to I-205, driving strong underlying land value.

**High-Demand Industrial Features:** Features heavily desired GI zoning and a massive 3-acre secured outdoor storage yard.

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OFFERING MEMORANDUM

6803 SE JOHNSON CREEK BLVD | PORTLAND, OR

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## PROPERTY OVERVIEW

|                              |                                          |
|------------------------------|------------------------------------------|
| <b>Address:</b>              | 6803 SE Johnson Creek Blvd, Portland, OR |
| <b>Market:</b>               | Portland                                 |
| <b>Submarket:</b>            | Milwaukie/Clackamas                      |
| <b>County:</b>               | Clackamas                                |
| <b>Parcel #:</b>             | 12E29BD00700                             |
| <b>Zoning:</b>               | GI (General Industrial)                  |
| <b>Year built:</b>           | 1948                                     |
| <b>Total building (SF):</b>  | 168,000 (three buildings)                |
| <b>Office building (SF):</b> | 2,400 (freestanding)                     |
| <b>Power:</b>                | 480 volt, heavy amps                     |
| <b>Loading:</b>              | 8 grade and 1 dock                       |
| <b>Sprinkler:</b>            | Dry system                               |
| <b>Ceiling height:</b>       | 20-26'                                   |
| <b>Fenced yard area:</b>     | 3 acres                                  |
| <b>Lot size (AC):</b>        | 10.6                                     |
| <b>Lot size (SF):</b>        | 461,300                                  |
| <b>Occupancy:</b>            | 100%                                     |
| <b>Tenant</b>                | Crosspoint NW Auto Auctions              |
| <b>Taxes (2025):</b>         | \$62,681.97                              |
| <b>Parking spaces:</b>       | ± 105                                    |
| <b>Pricing</b>               | \$20,000,000                             |
| <b>Price PSF:</b>            | \$119.05                                 |

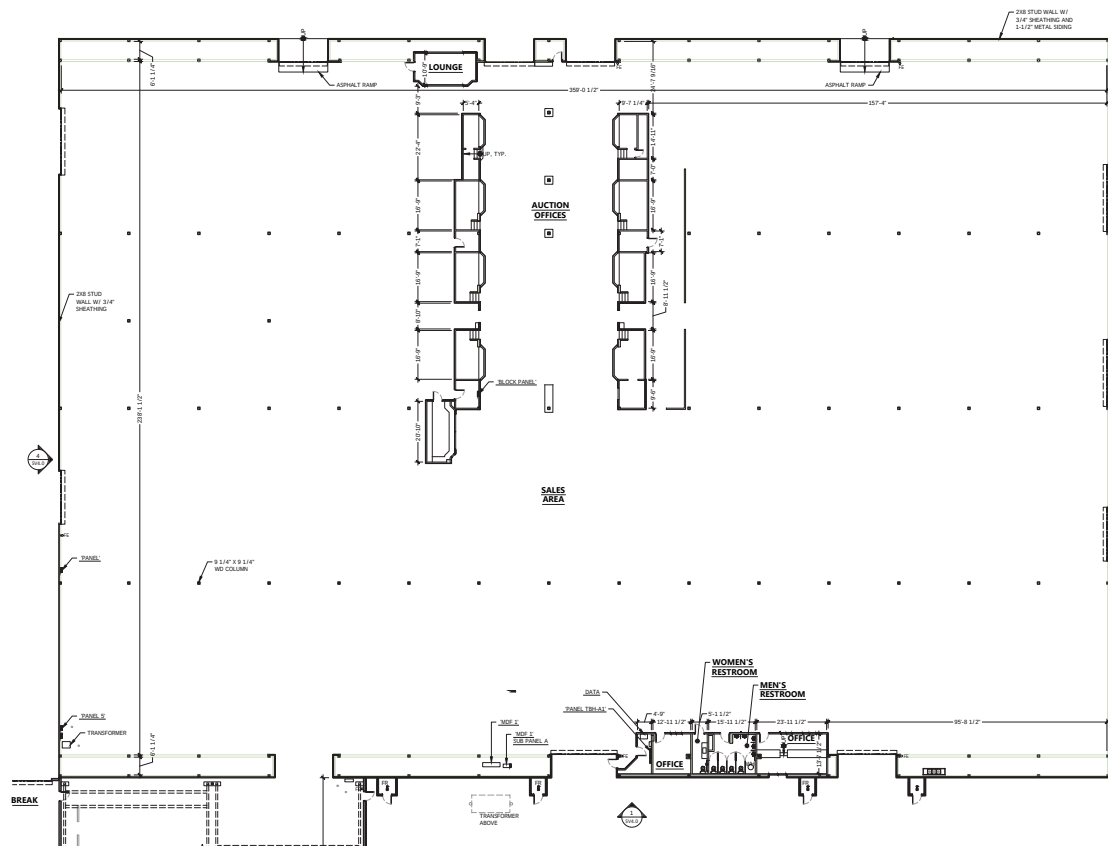




## SITE PLAN



## BUILDING A



## OFFERING MEMORANDUM 6803 SE JOHNSON CREEK BLVD | PORTLAND, OR

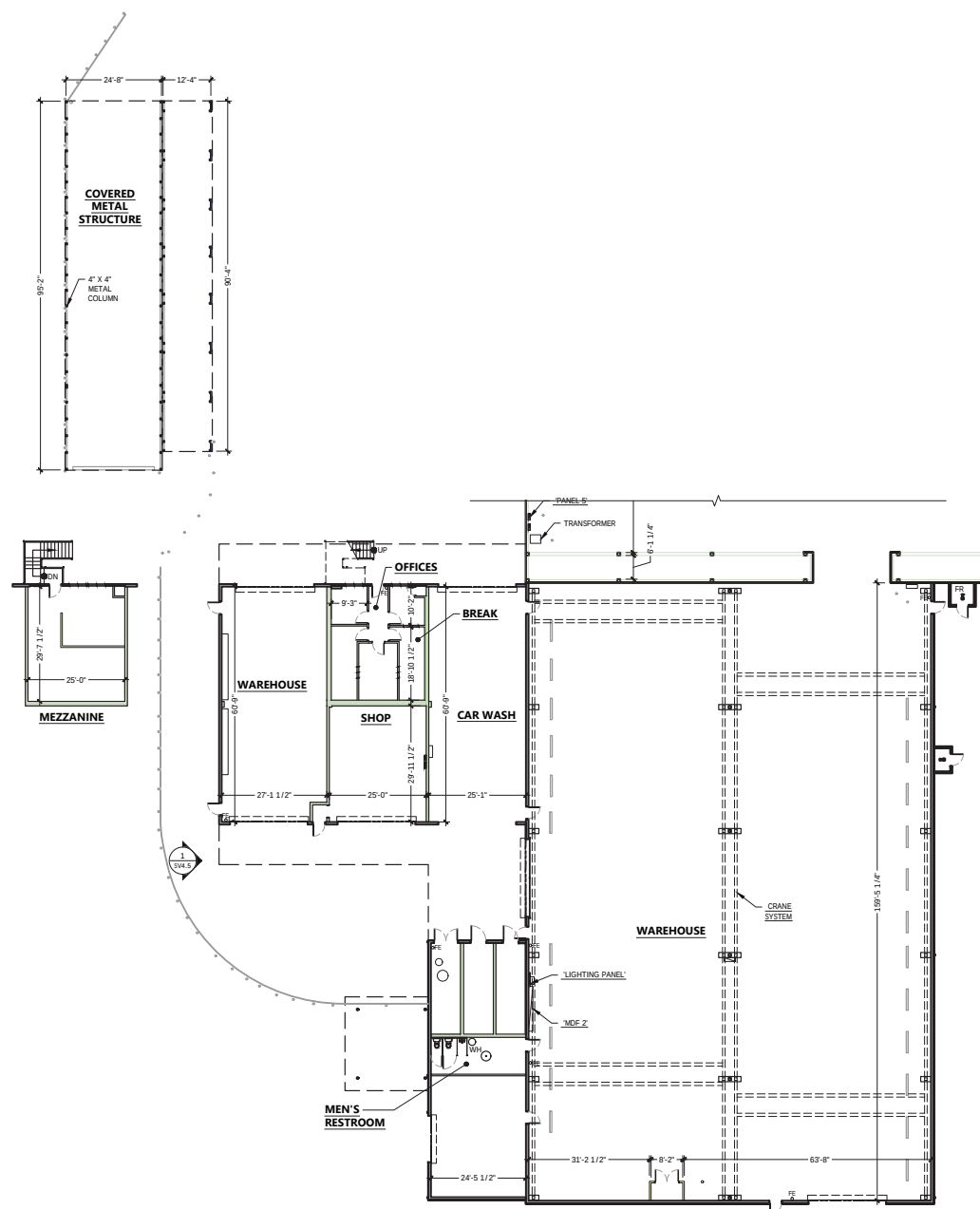
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## SITE PLAN



## BUILDING B



## OFFERING MEMORANDUM 6803 SE JOHNSON CREEK BLVD | PORTLAND, OR

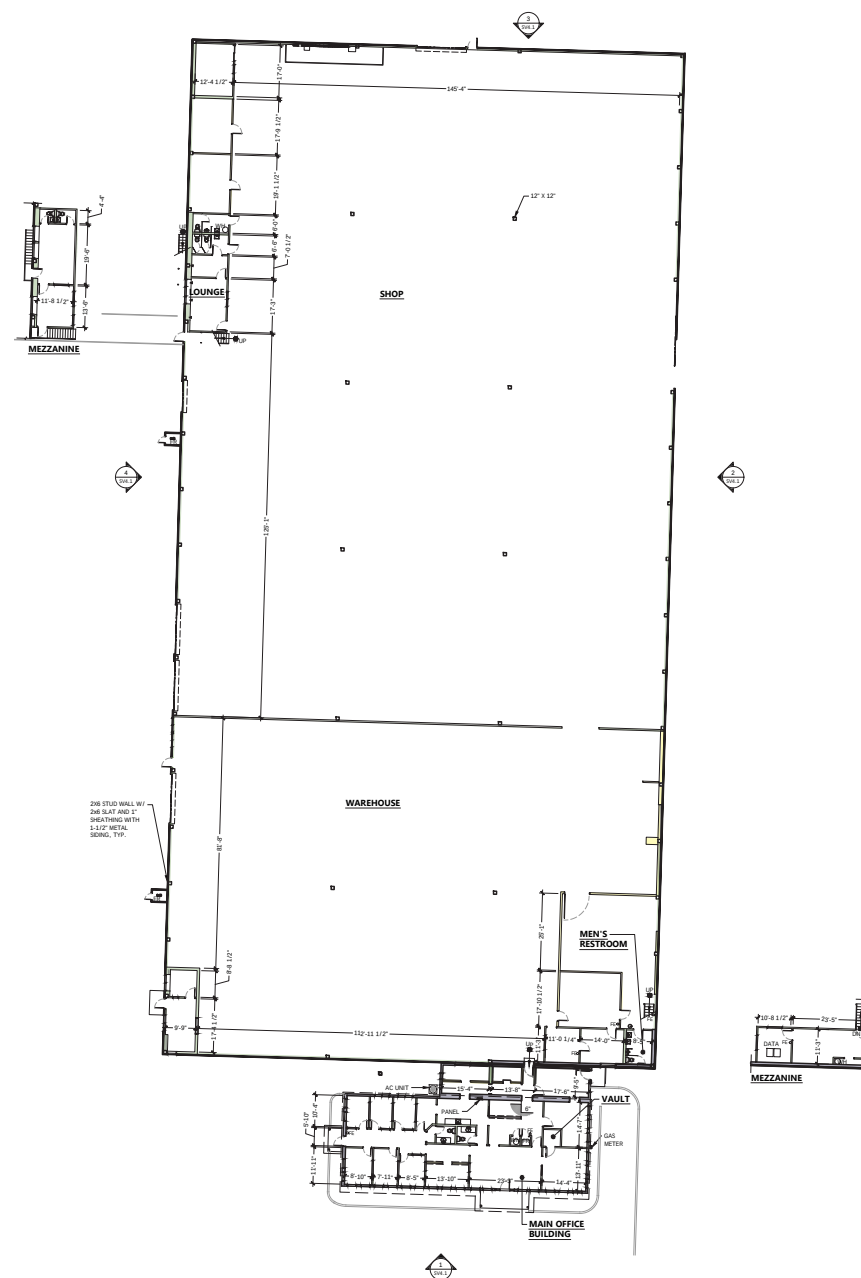
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## SITE PLAN



## BUILDING C



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# TENANT INFORMATION



Crosspoint NW is a prominent, independent wholesale auto auction company catering exclusively to licensed automotive dealers. Located at 6803 SE Johnson Creek Boulevard in Southeast Portland, they provide an end-to-end vehicle remarketing pipeline. Here is a breakdown of their primary operations and services:

The core of their business is a massive, multi-lane wholesale vehicle auction held every Wednesday morning (starting around 9:30 AM). They feature up to eight active lanes running concurrently, handling everything from clean, late-model dealer trades to non-operational or oversized fleet units. The auction has a digital presence as well; they partner with ACV Auctions to list vehicles online, linking local inventory to a nationwide buyer network.

Crosspoint NW is fully integrated with ACV Auctions ([www.acvauctions.com](http://www.acvauctions.com)), a multi-billion dollar publicly traded company headquartered in Buffalo, NY. *ACV Auctions fully guarantees the lease at the subject property.*

## COMPANY FAST FACTS

|                      |                                                                |
|----------------------|----------------------------------------------------------------|
| Name:                | Cross Point NW LLC                                             |
| Website:             | <a href="http://www.crosspointnw.com">www.crosspointnw.com</a> |
| Year established:    | 2008                                                           |
| U.S. headquarters:   | Portland, OR                                                   |
| Sector/industry:     | Auto Wholesale/Vehicle Remarketing                             |
| Number of employees: | 51-200                                                         |

## LEASE INFORMATION

|               |                                        |
|---------------|----------------------------------------|
| Tenant:       | Cross point NW LLC                     |
| Guarantors:   | ACV Auctions Inc.                      |
| Term:         | 180 months                             |
| Commencement: | 8/1/2023                               |
| Base rent:    | \$1,128,000                            |
| Lease type:   | NNN                                    |
| Increases:    | Annual CPI every 5th year with 10% cap |









EXCLUSIVELY LISTED BY

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