711 SE STARK STREET

PORTLAND, OREGON

LEASED INVESTMENT OR OWNER/USER BUILDING



For more information or a property tour, please contact:

GREG NESTING
Executive Vice President
503.490.9340
GregN@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.

07/24/2024

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

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WAREHOUSE PROPERTY FOR SALE AND LEASE

DETAILS

- Sale price: **$2,040,000** ($255 PSF)
- Lease rate: $1.15 PSF, NNN
- Lease size (divisible): ± 4,000-8,000 SF
- Total building size: ± 8,000 SF
- Office area: ± 1,000 SF
- Parking: 7 parking spaces
- Site: ± 0.23 AC (10,000 SF)
- Zoning: IG1
- Loading: 2 grade level doors
- Clear height: 14 foot clear height
- New HVAC rooftop units
- (2) 200 amp 3 phase panels (total 400 amps)
- Building can accommodate 2 - 4,000 SF tenants
- Building is leased to Viking HVAC with 2.5 years remaining on the existing lease. If the buyer would prefer an occupied building, the tenant can extend the lease.
- Tenant pays $11,900 NNN a month
- Tenant can vacate the premises for an owner/user buyer or tenant



4 TRANSACTION OPTIONS

- Sell building vacate to an owner/user
- Sell building leased with current tenant in place
- Lease either half the building and downsize the current tenant
- Lease all the building and current tenant vacates

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FLOOR PLAN

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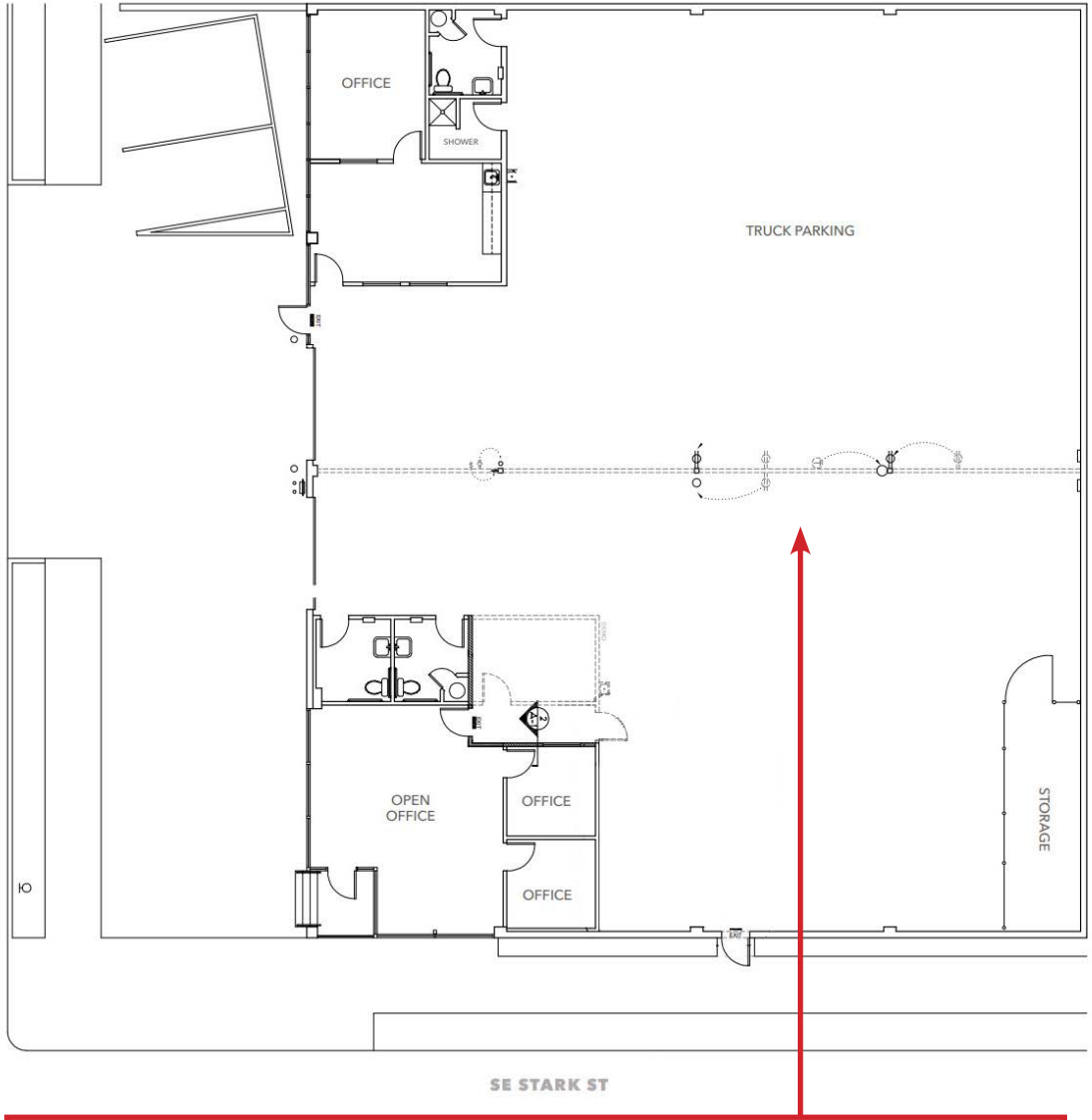

The building can be split into 2 separate spaces, each with its own dedicated entry, private restrooms, and individual roll-up door access if needed. Ideal for multi-tenant or flexible use.





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PROPERTY PHOTOS

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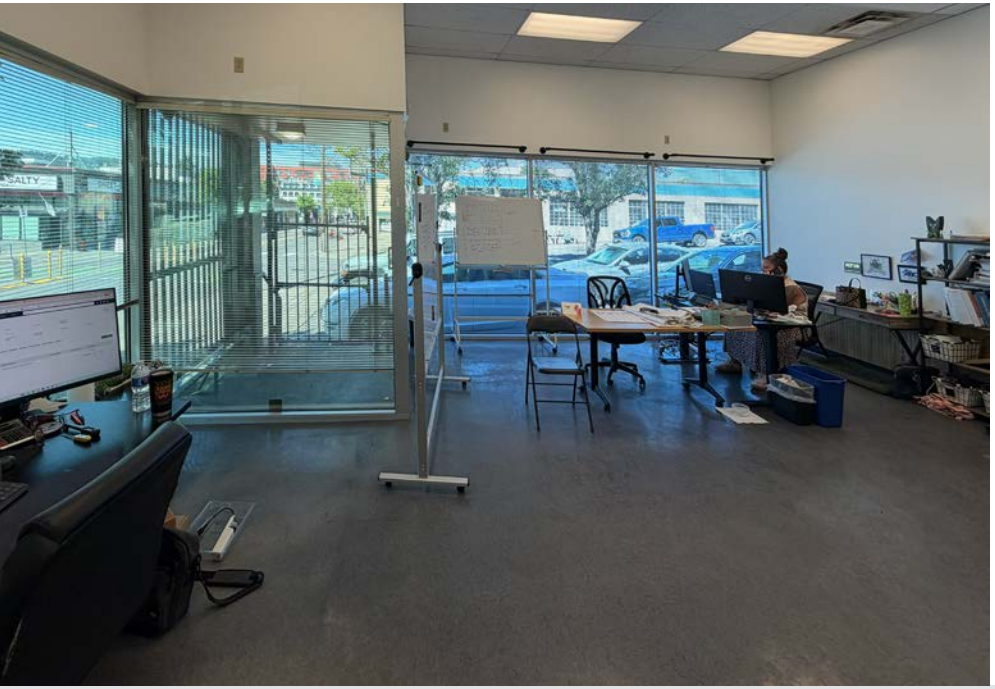



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LOCATION

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