

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



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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: ± 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 with plans to extend
- Tenant pays \$11,900 NNN a month
- Tenant can vacate the premises for an owner/user buyer



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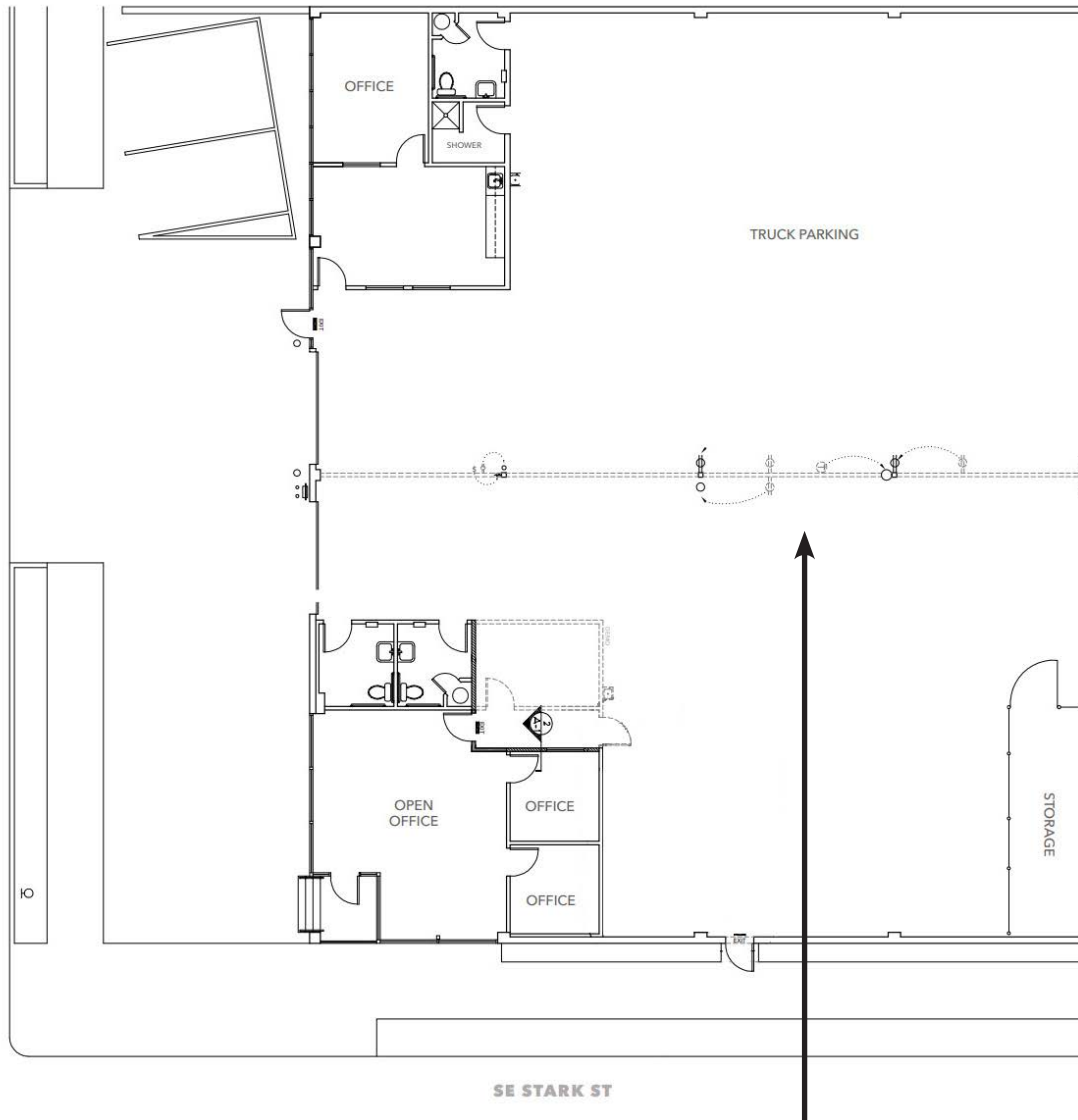
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FLOOR PLAN



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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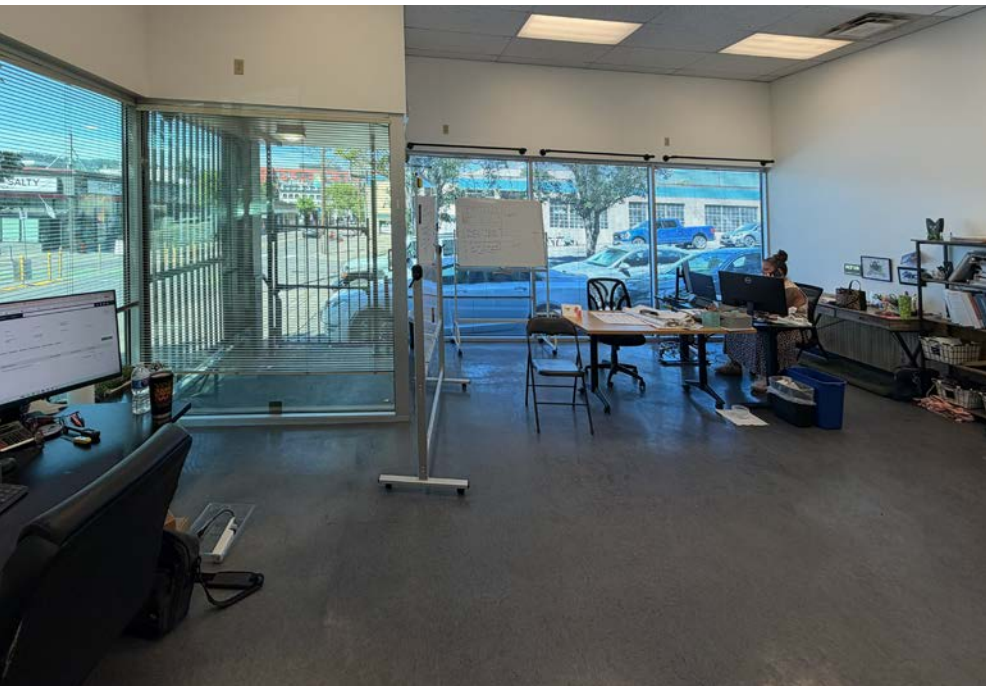
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PROPERTY PHOTOS



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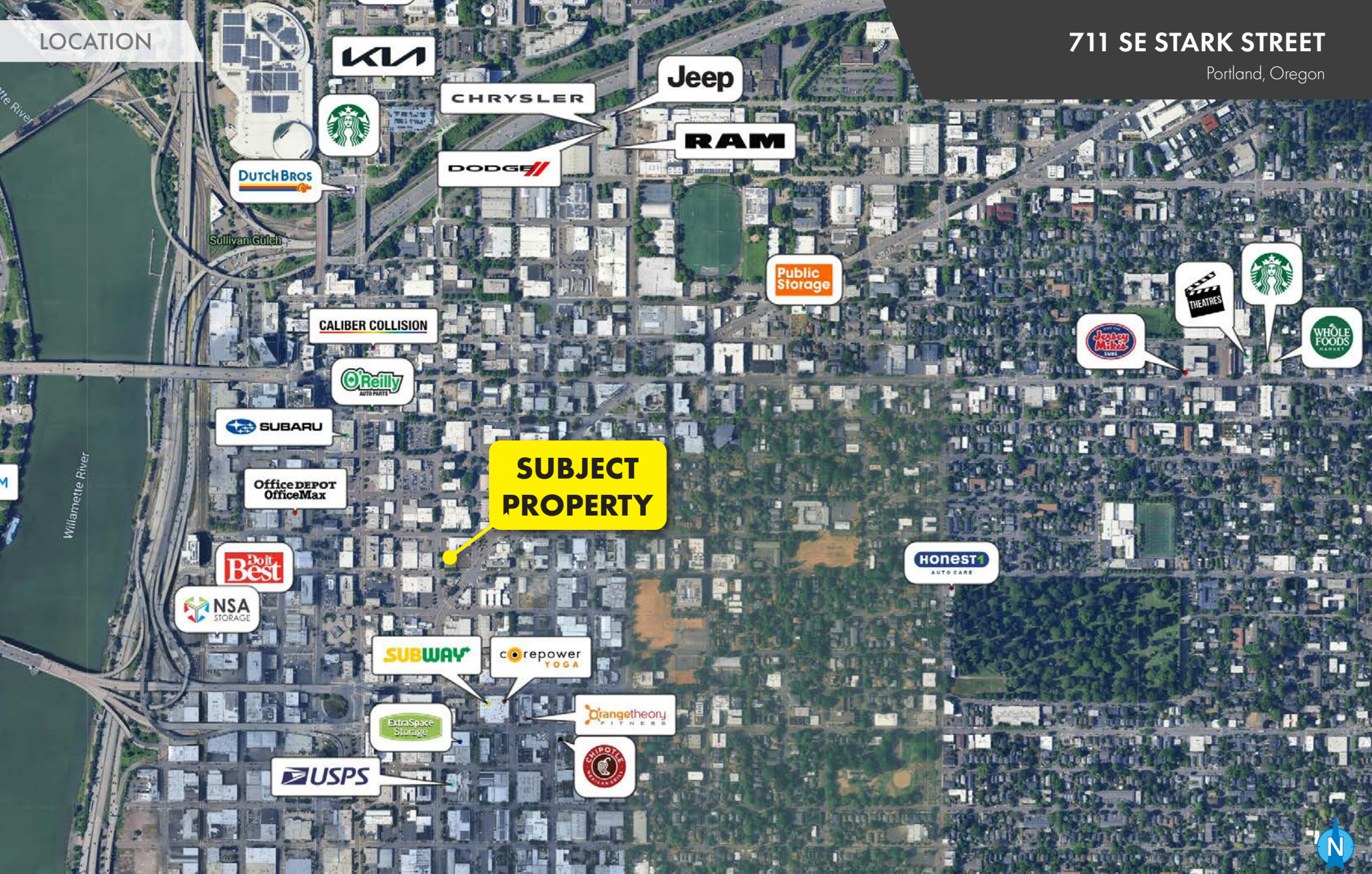
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LOCATION

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