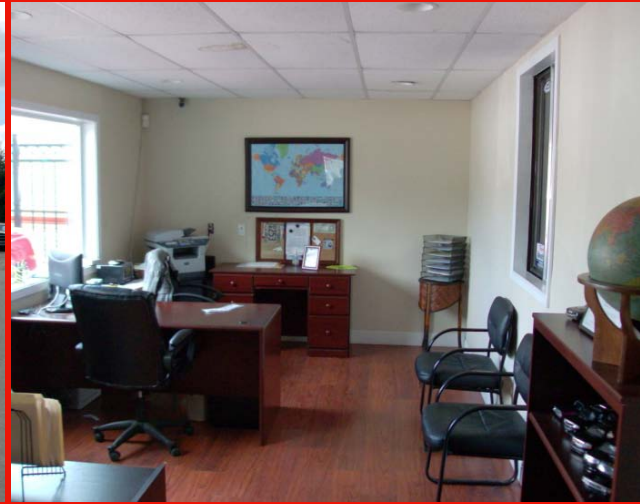


# Commercial Warehouse Property

13500 SE Powell Boulevard Portland, OR 97236

# For Sale



<b>Building:</b>	4,800 SF
<b>Lot:</b>	.40 acres
<b>Clearance Height:</b>	14' at walls
<b>Loading:</b>	Three (3) grade level doors (12'X12')
<b>Power:</b>	3-phase electrical service
<b>Zoning:</b>	General Commercial (CG)
<b>Construction:</b>	Wood frame & metal construction built in 1971
<b>Property Taxes:</b>	\$3,348.57 (2010-2011)
<b>REDUCED PRICE:</b>	<del>\$549,000</del> <b>\$489,000</b>

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No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

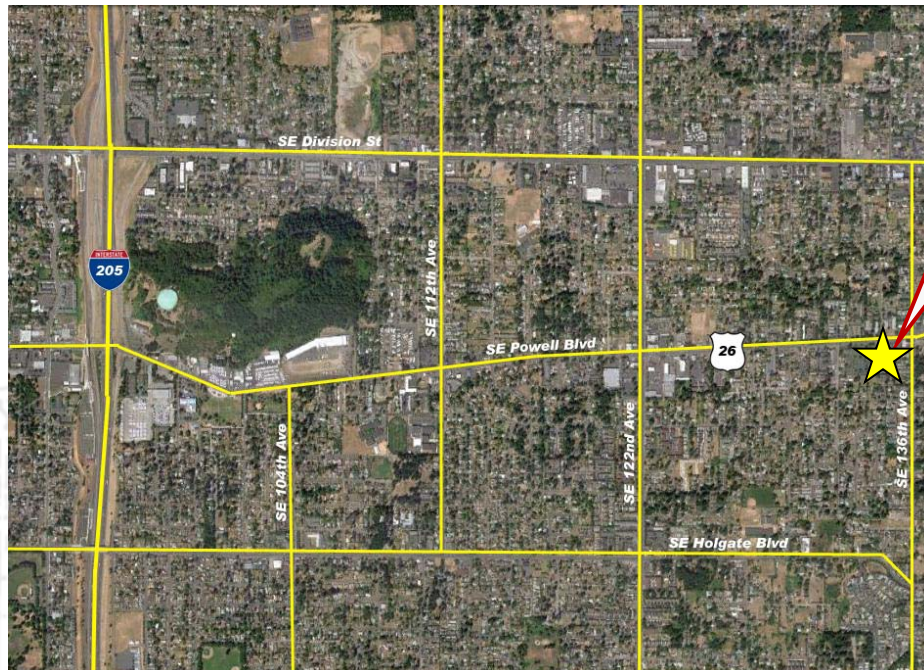
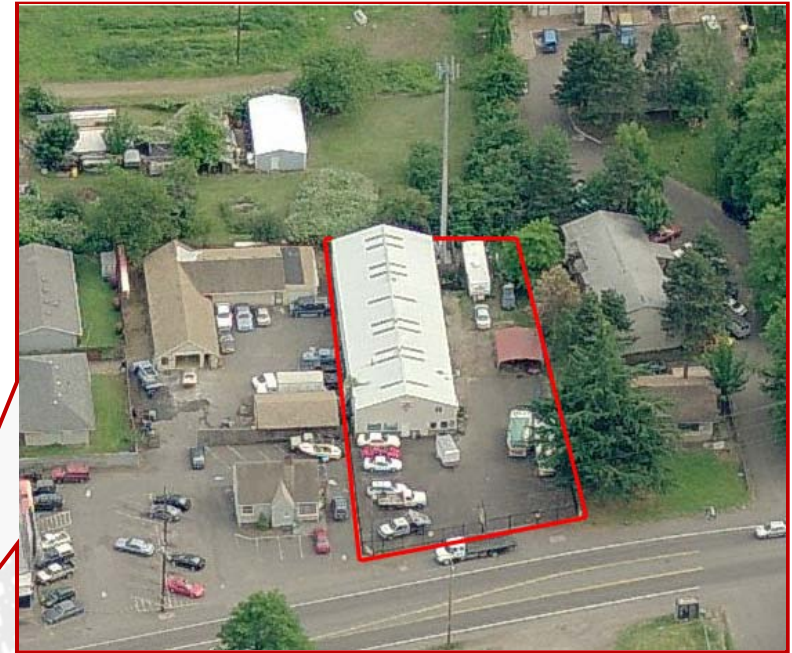
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## FEATURES

- 85' of frontage on Powell Blvd.
- Fully fenced site with gated entrance
- Paved/graveled yard area
- Building dimensions 120'X40'
- Office remodeled in 2009
- New building siding in 2002



- Average daily traffic count on Powell Blvd. - 20,500 vehicles
- The property is located within 2 miles to I-205



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