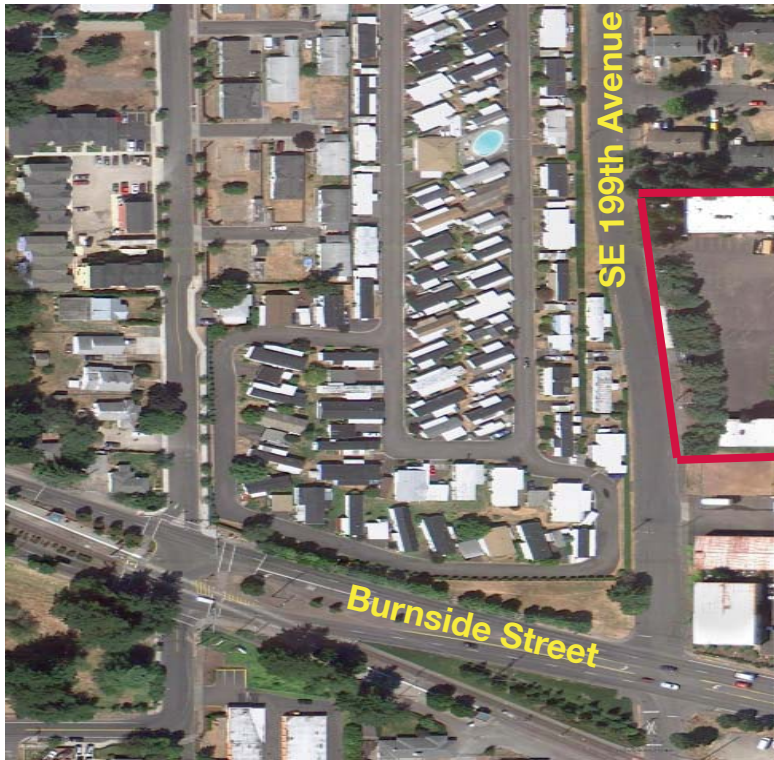


For LEASE or SALE

67,300 Square Foot Light Industrial Building on 2.9 Acres
East County Area of Portland

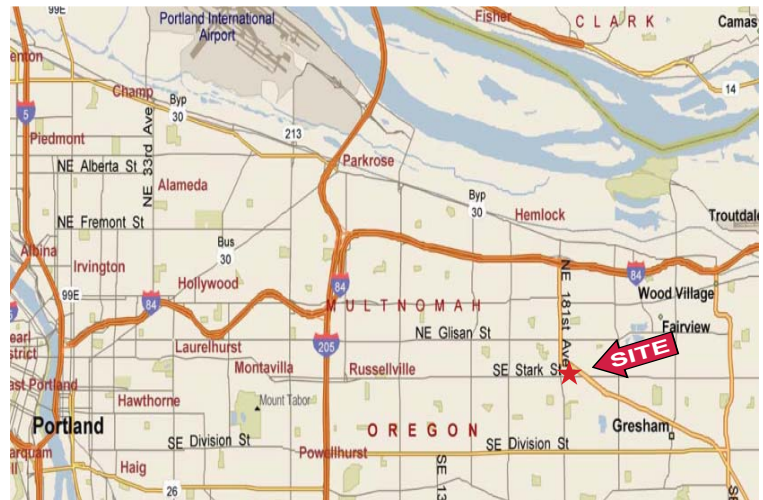


PRICE REDUCED!

SITE



- 802 SE 199th Avenue, Portland/Gresham.
- 67,300 SF on 2.9 acres.
- 8,339 SF interior attached offices.
- Central parking/loading area.
- Previous Use: Woodworking production.
- Other potential uses: machine shop, assembly, plastics production, practically any other light assembly/manufacturing use.
- 14' - 16' clear height.
- Well insulated.
- Well designed work flow area and climate controlled for maximum employee production.
- Sale Price: ~~\$3,365,000.00 (\$50.00/SF)~~
\$3,025,000 (\$45/SF)
- Lease Rate: \$20,190/mo. NNN (\$0.30/SF overall rate).



For More Information, Contact:

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NAI Norris, Beggs
& Simpson

Commercial Real Estate Services, Worldwide.

The information contained herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase or lease.

For LEASE or SALE

802 SE 199th Avenue, Portland/Gresham Area
Warehouse/Manufacturing Facility

PRICE REDUCED!



- Unique Freestanding production facility.
- Heavy power - 480 volt, 3 phase, estimated to be 2,000 amps.
- Sodium Halide lights.
- Two paint booths (optional).
- Four grade-level doors.
- Two dock high doors.
- Direct and easy access to I-84 and I-205.
- Shell size: 67,259 square feet.
- Office area: 8,339 square feet.
- Very professional offices in a production setting.
- Zoning: SCRJ - Station Center - Ruby Junction.
- Wide variety of commercial and light industrial uses.
- Substantial labor pool in surrounding neighborhoods.
- Nearby neighbors: TriMet Ruby Junction Facility, Boeing, Boyd's Coffee, John Deere, Firestone, RR Donnelly (printing), Benson Industries, Albertsons Distribution Center.
- Sale Price: ~~\$3,265,000~~ **\$3,025,000 (\$45/SF)**
- Lease Rate: \$20,190/mo. NNN (\$0.30/SF overall)



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