

Rare Industrial Development Land

10350 N Time Oil Road
Portland, OR



FOR SALE

±39.63 acres of developable land located in North Portland, just 5 miles to I-5 Freeway

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FEATURES

LOT SIZE ±39.63 acres on multiple tax lots that are flat and ready for development

ZONING IH - Heavy Industrial, City of Portland, which allows for a wide variety of warehouse, manufacturing and distribution uses, in addition to limited commercial uses

LOCATION Excellent NE Portland location 5 miles from I-5 Freeway and close proximity to Portland International Airport

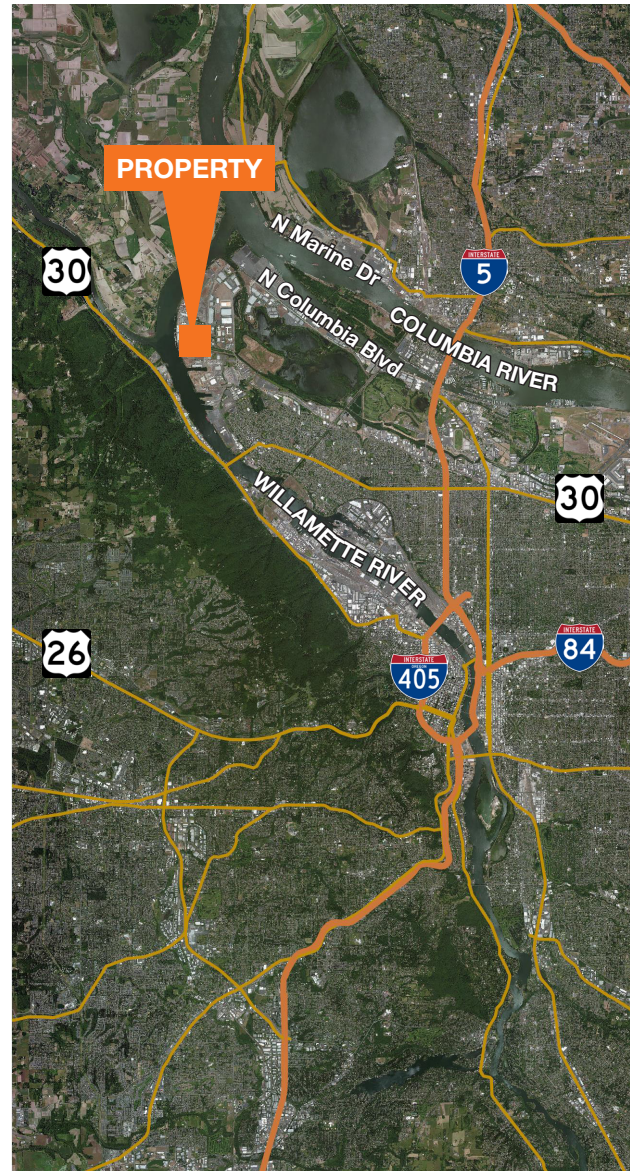
INGRESS/EGRESS Multiple points of ingress/egress on N Time Oil Road and N Burgard Way

SITE CONFIGURATION Site configuration and depth is ideal to provide maximum site coverage while also allowing for adequate truck staging and access

SIZE One of the largest available parcels of land in the Rivergate or NE Portland submarkets

DIVISIBILITY Property is currently 3 tax lots and can be divided down to ±10 acres

PRICE \$11,220,838 (\$6.50/SF)



CONTACT

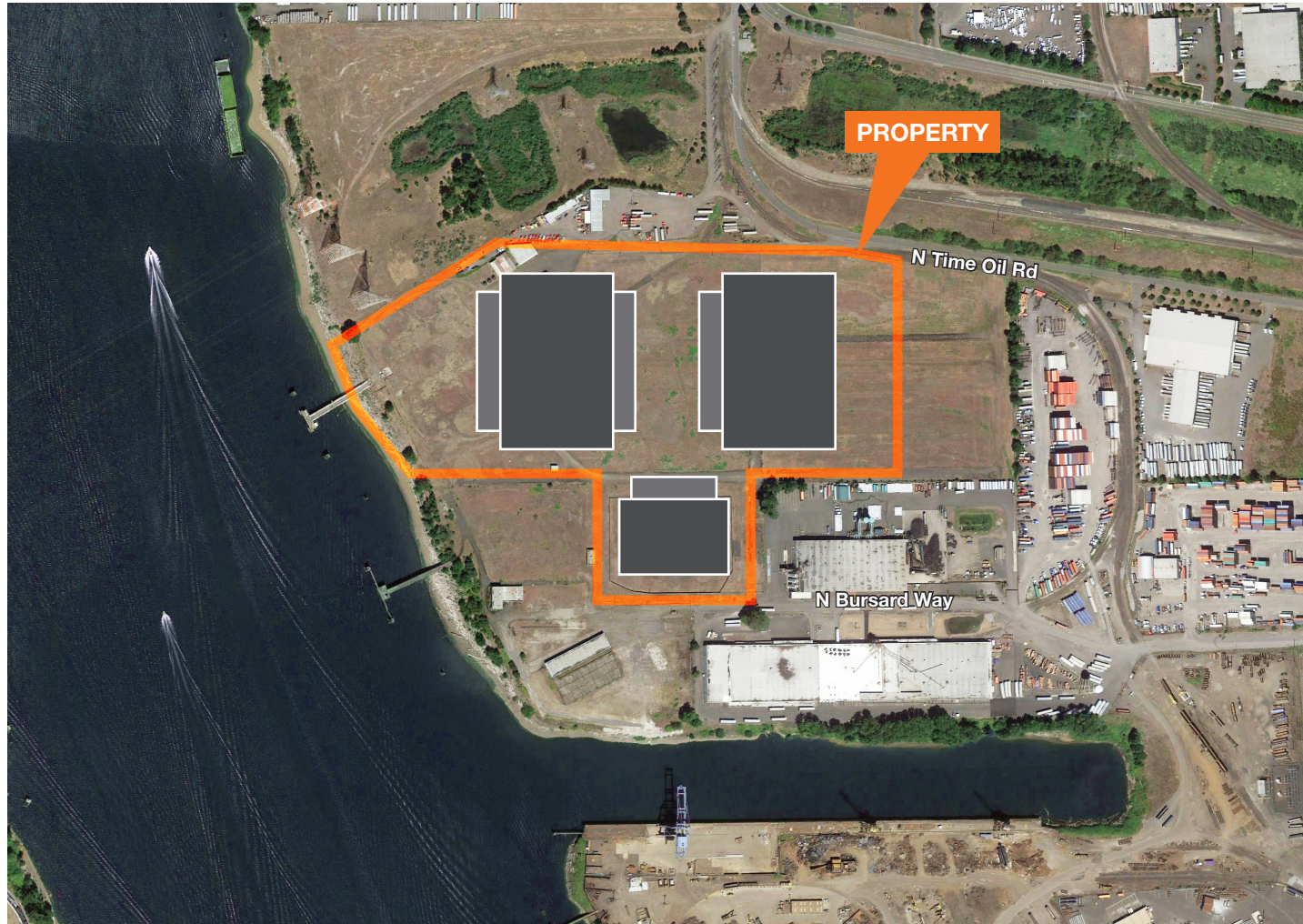
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POTENTIAL SITE LAYOUT



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