

# For Sale

## Fully-Leased Stand-Alone Building with Yard

5610 NE 65th Avenue • Portland, Oregon 97218



**GRUBB & ELLIS**  
From Insight to Results

### Leased Investment Sale



- Premises:** ±68,000 SF  
Paved fenced-yard area
- Building:** 11,200 SF  
Free-standing concrete building
- Office:** ±2,400 SF
- Loading:** (3) Automatic grade doors  
(1) Manual grade door

#### Amenities

- Highly functional “drive-thru” layout
- Rare free-standing opportunity
- Excellent central location with convenient access to Columbia Blvd, I-205 and I-84
- 3.5 miles to Portland International Airport
- Tenant has been in place since March 2007
- Term expires May 2013

**SALE PRICE: \$975,000 - Cap Rate: 7.7%**

**In-Place NOI: \$75,396**

To learn more, please contact:

**Tyler J. Sheils**  
Industrial Associate  
503.972.5525  
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1120 NW Couch Street • Suite 350, Portland, Oregon 97209 • www.grubb-ellis.com



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