

# 4330 SE International Way

FOR SALE OR LEASE | FANTASTIC HWY 224 EXPOSURE

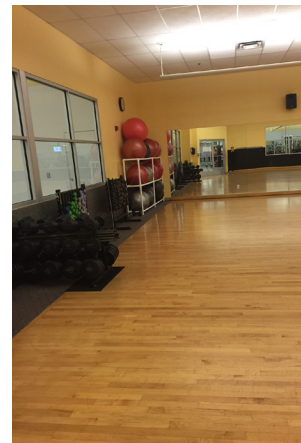
±32,246 SF on ±3 Acres



SE INTERNATIONAL WAY

## Property Highlights

- Fully climate-controlled building
- Exposed ceiling and duct work
- Parking: 199 Spaces - Ratio 6:1,000
- Located on TriMet busline (2 bus stops ±500 feet from driveway)
- Zoned BI - Business Industrial Supports wide array of office and industrial uses
- Great access & visibility to Hwy 224
- Built in 1996
- 2016 Property Taxes: \$75,033
- Sale Price: \$5,850,000
- Lease Rate: \$1.20/SF Monthly, NNN



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Director

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**Keegan Clay**

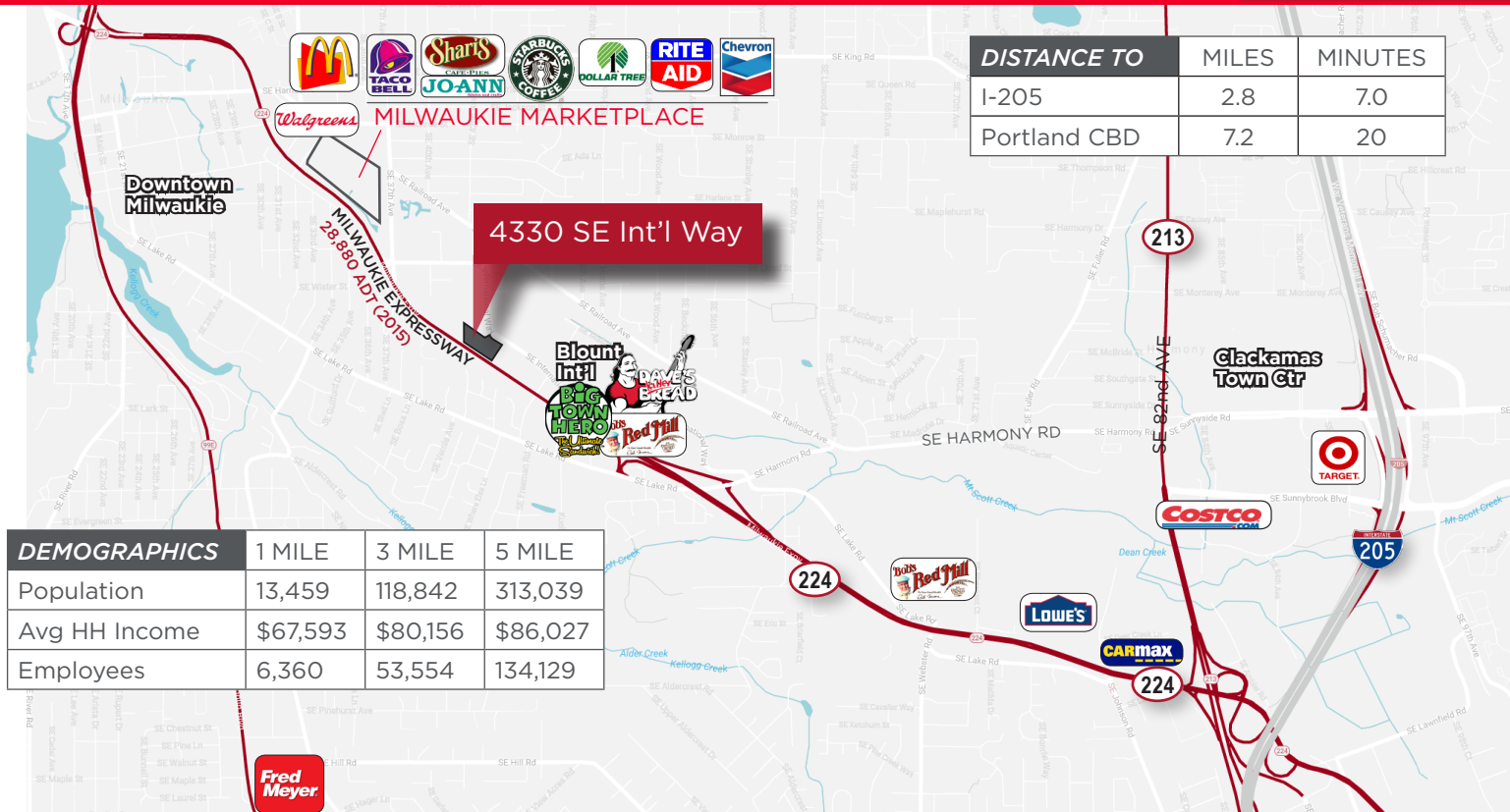
Senior Associate

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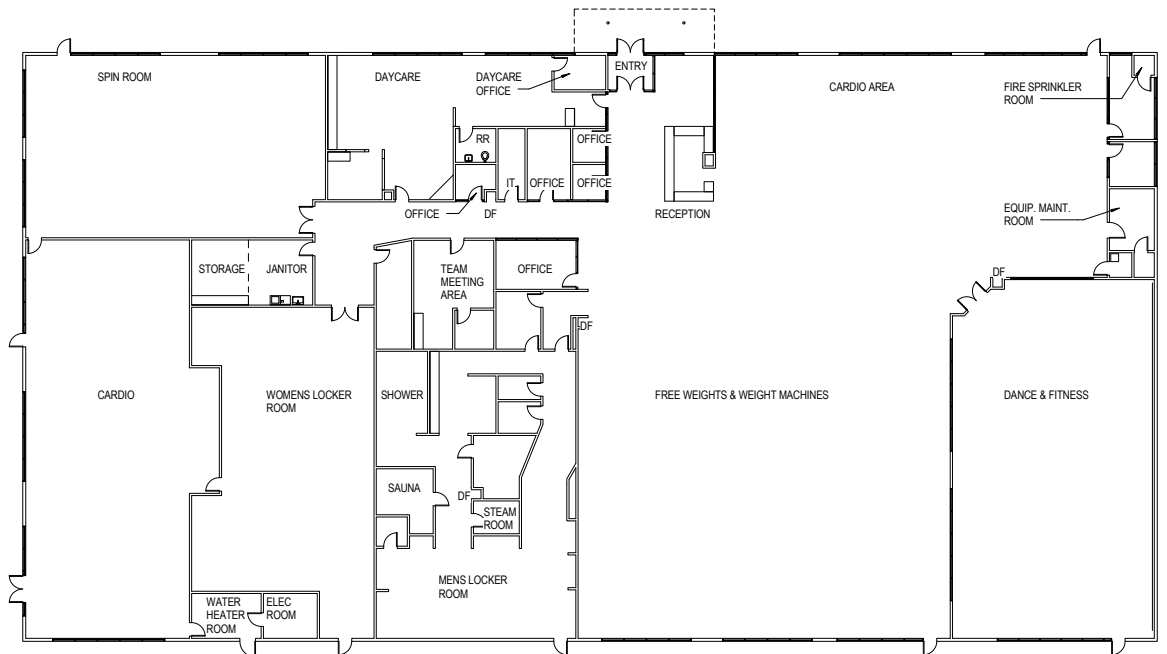
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## FLOOR PLAN



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