

## Close-in Warehouse Space with Parking/Yard Area

2345 N Ross Ave  
Portland, OR

Size: 14,875 SF

Office Area: 3,450 SF including  
large showroom area, privates,  
lunchroom, four restrooms

Warehouse ceiling height:  
14' clear

Sprinklered: dry system

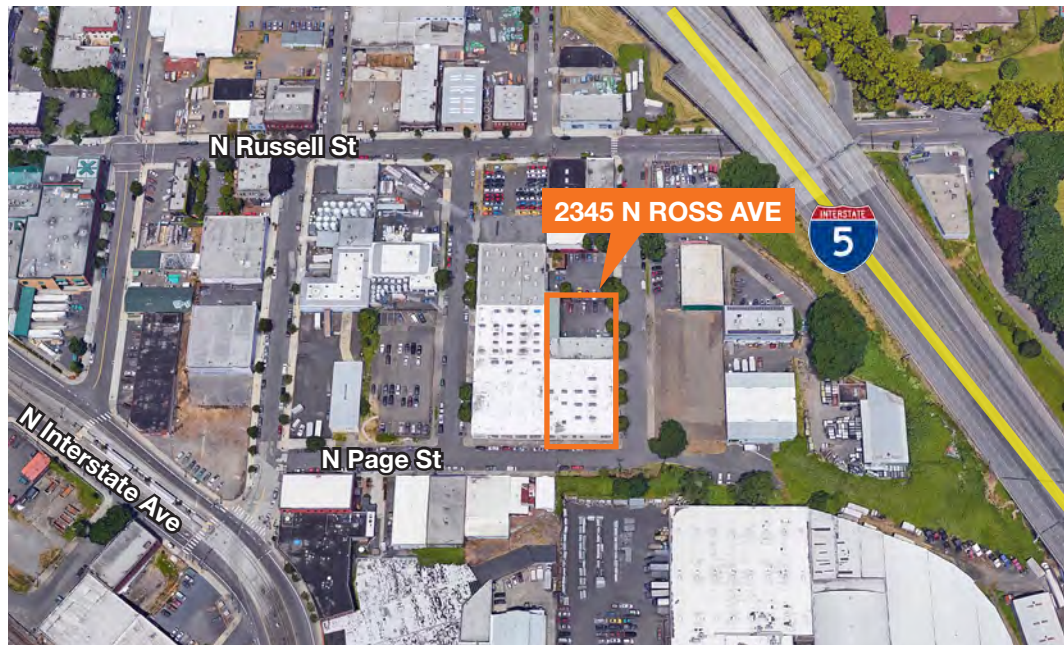
Loading: 2 recessed dock doors,  
potential to add 1 grade door

Amenities: Extensive windows in  
warehouse, skylights, parabolic  
lighting fixtures in office

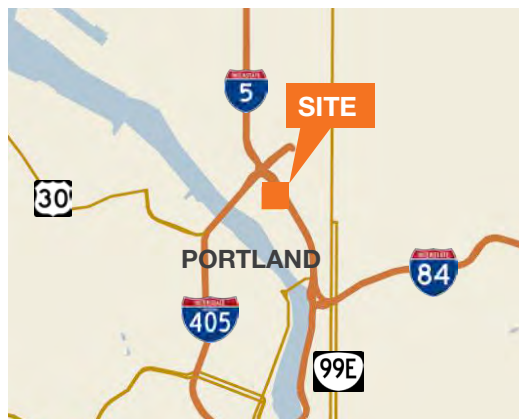
Parking: 14 striped passenger  
vehicle spaces, additional  
parking or yard available

Lease Rate: \$11,685/month  
(\$0.60/\$0.80) NNN

Monthly Operating Expenses:  
\$2,082 (\$0.14 SF)



### Location



### Contact

**Tony Reser**  
503.221.2271  
treser@kiddermathews.com