

For Lease / For Sale

\$3,300,000.00 or \$8.15 NNN PSF

717 NE Lombard Street—Portland Oregon 97211

+/- 25,000 SF Industrial Building with Office



COMMERCIAL
BLACK.

Maximizing Value with Market Knowledge

Owner User Industrial Building with Renovated Office



Building Features:

- Built in 1959
- General Employment 2 Commercial Zoning
- +/- 25,000 SF Industrial Building
- +/- 38,530 SF Land
- 1 Tax lot located close to I-5, I-205 and Columbia Boulevard
- 2 dock high doors, 1 grade level
- +/- 20 to 24 feet clear height
- Power: 1600 amp / 480 V
- +/- 20 Parking Spaces
- Rare combination of industrial manufacturing space with office
- Finished office space with breakrooms on both levels
- Private offices and open conference areas on both levels
- Energy efficient LED occupancy sensory lighting in warehouse
- Alarm served
- 1/2 inch tempered glass in front of building
- Reception area, individual offices, and large conference areas

Potential Uses:

- Ideal company headquarters
- Large scale manufacturing space
- Amazing owner user property with parking
- Stand alone developed industrial & office buildings with parking are scarce on the East Side of Portland



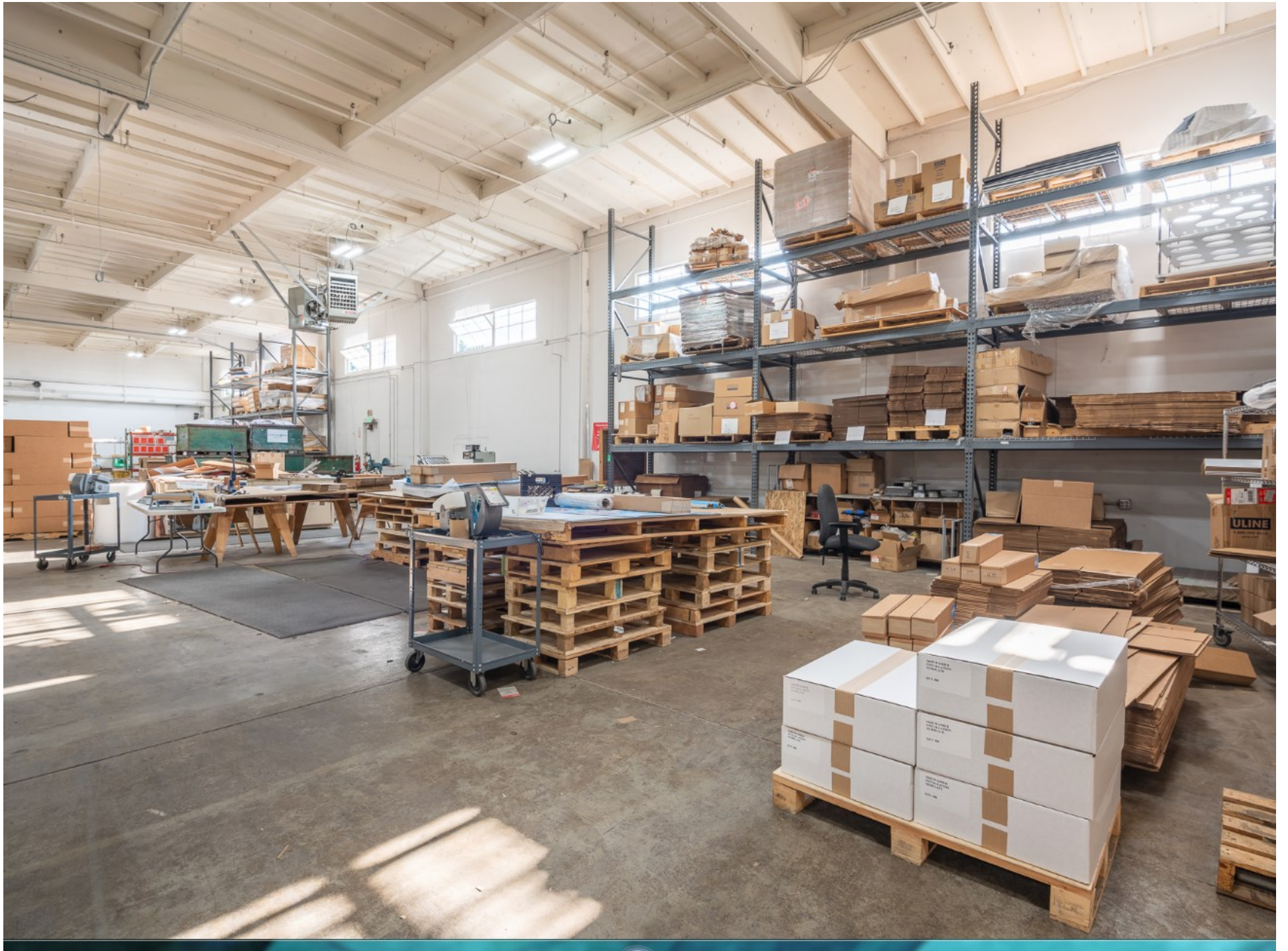
Owner User Proforma

PROPERTY TYPE	General Employment 2		717 NE Lombard Street				
TOTAL BUILDING SF	25,000		Variable: Cost to Own per Sq. Ft.				
VACANCY	25,000						
		I	II	III	IV	V	
SALE PRICE		\$3,300,000	\$3,300,000	\$3,300,000	\$3,300,000	\$3,300,000	
% DOWN		10%	12%	14%	16%	18%	
DOWN PAYMENT		\$330,000	\$396,000	\$462,000	\$528,000	\$594,000	
LOAN AMOUNT		\$2,970,000	\$2,904,000	\$2,838,000	\$2,772,000	\$2,706,000	
INTEREST RATE		4.50%	4.50%	4.50%	4.50%	4.50%	
TERM (Months)		300	300	300	300	300	
MONTHLY PAYMENT		(\$16,508)	(\$16,141)	(\$15,775)	(\$15,408)	(\$15,041)	
ANNUAL DEBT SERVICE		(\$198,099)	(\$193,697)	(\$189,294)	(\$184,892)	(\$180,490)	
COST TO OWN PER SQ. FT. (NNN)		\$7.92	\$7.75	\$7.57	\$7.40	\$7.22	
<p>The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.</p>							

Ideal opportunity for an owner user to lower cost of occupancy with historically low SBA financing rates.
 Potential to sublet portions of the office space for additional income to help subsidize mortgage payment.
 Please consult your tax advisor to determine possible tax benefits to owning and occupying a building.











[CLICK HERE FOR MORE PHOTOS](#)



OFFICE

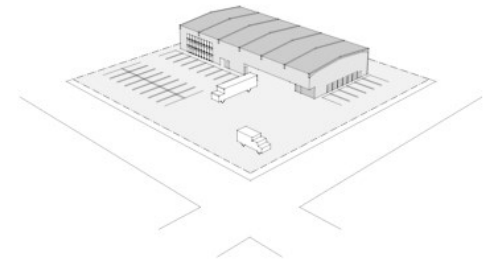
+/- 5,000 SF



INDUSTRY

+/- 20,000 SF

General Employment 2 (EG2)



The **EG2** zone generally features larger lots and an irregular or large block pattern. The area consists of sites with medium and low building coverages and buildings which are set back from the street.

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