



FOR SALE



1100 NE 21ST AVENUE

Fully Leased Industrial Investment
\$1,600,000 (\$119/SF) | 8.7% Cap Rate

1100 NE 21st Ave, Portland, OR 97232

- Fully leased multi-tenant industrial asset
- Excellent location just minutes to downtown Portland and the Central Eastside, and in close proximity to public transport and retail amenities
- Recent upgrades include new HVAC, insulation, and exterior paint
- Fenced, secured parking

BRODY COHEN, SIOR

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MIKE HALE, SIOR

Principal | Licensed in OR & WA

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PROPERTY SUMMARY



**FOR
SALE**

PROPERTY DETAILS

Address	1100 NE 21st Ave, Portland, OR 97232
Building SF	13,350 SF
Land Area	28,382 SF • Lot 1 - 15,750 SF • Lot 2 - 12,632 SF
Leases	Fully Leased (Multiple Tenant Suites)
Grade Loading	4 Grade Doors
Power	480/240v, 3-Phase Power
Auto Parking	Fenced and Secured
Zoning	CM2 (Current Use: Non-Conforming)
Cap Rate (Actual)	8.7%
Sale Price	\$1,600,000 (\$119/SF)

EXISTING TENANT	SF	RENT	LEASE EXP.
Gabriel's Bakery	5,541 SF	\$4,804/mo (NNN)	09/30/2029
Alameda Carpet Cleaning	3,345 SF	\$3,617/mo (NNN)	01/31/2028
Owner Storage* *Owner open to leasing back on a short term basis	3,000 SF	\$2,550/mo (NNN)	-
Gabriel Music Studio	1,464 SF	\$600/mo (NNN)	MTM
Current NOI: \$138,852			

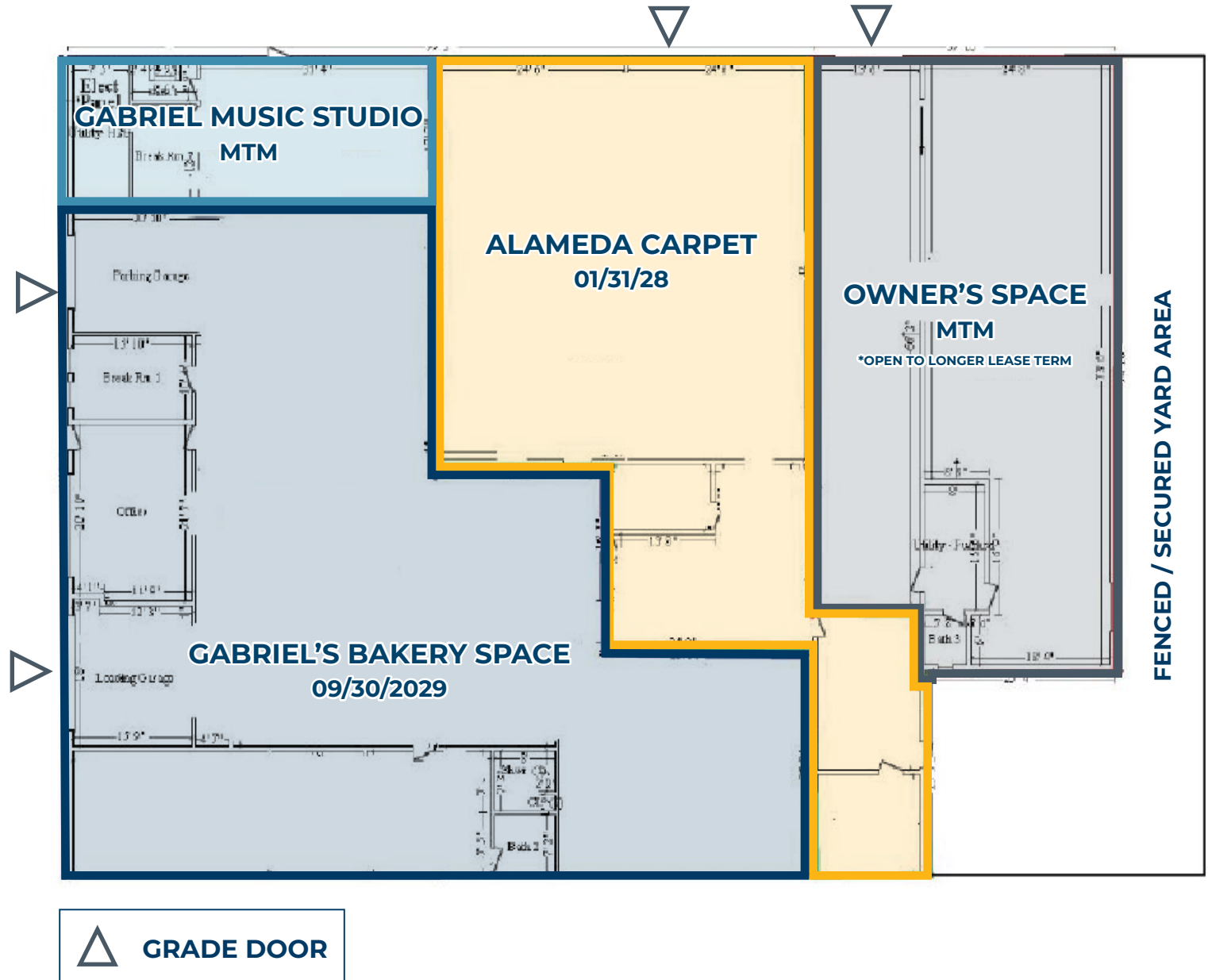
Nearby Highlights

- Culmination Brewing
- Dave's Hot Chicken
- Han Oak
- Henry Higgins Boiled Bagels
- Lloyd Center
- Moda Center
- Nodoguru
- Nova Coffee
- Pho Gia
- Providore Fine Foods
- Voodoo Donuts



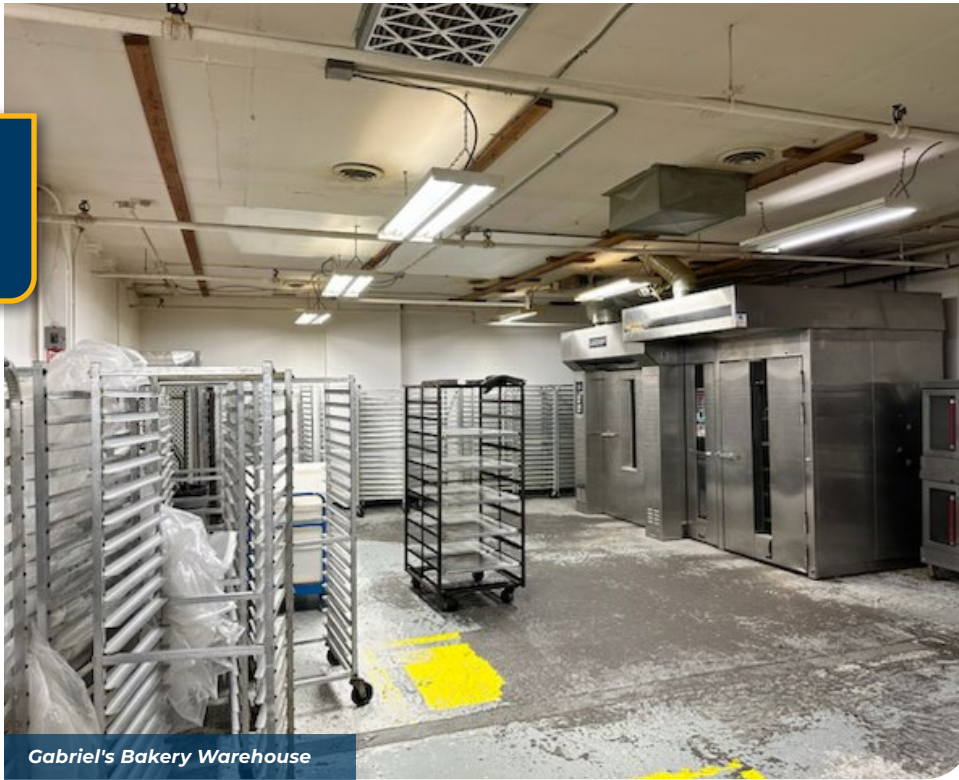
FLOOR PLAN

FLOOR PLAN





INTERIOR PHOTOS



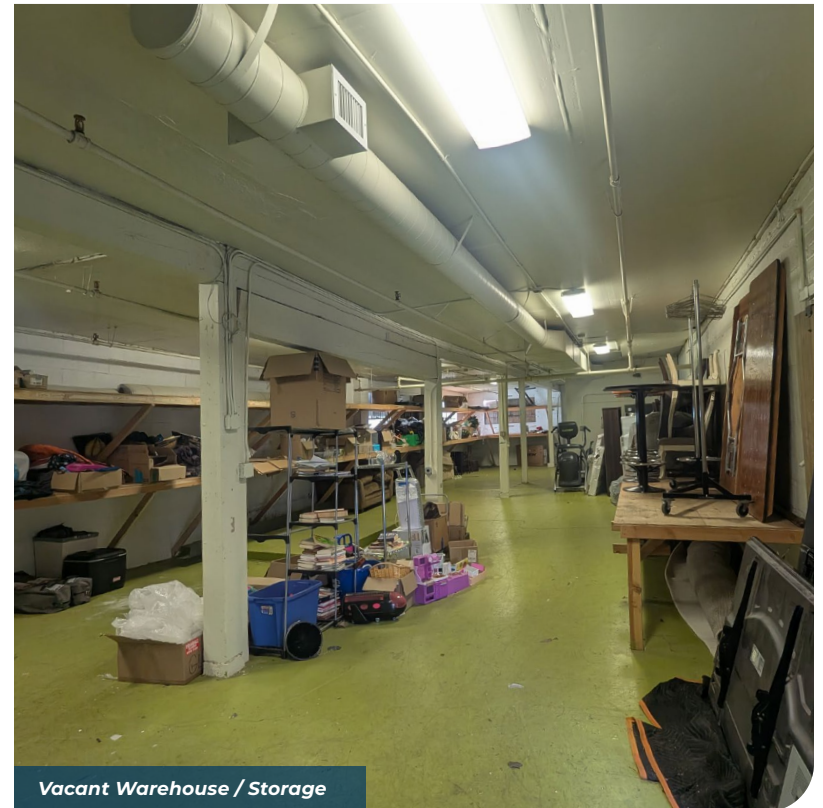
Gabriel's Bakery Warehouse



Alameda Carpet Warehouse



Alameda Carpet Office

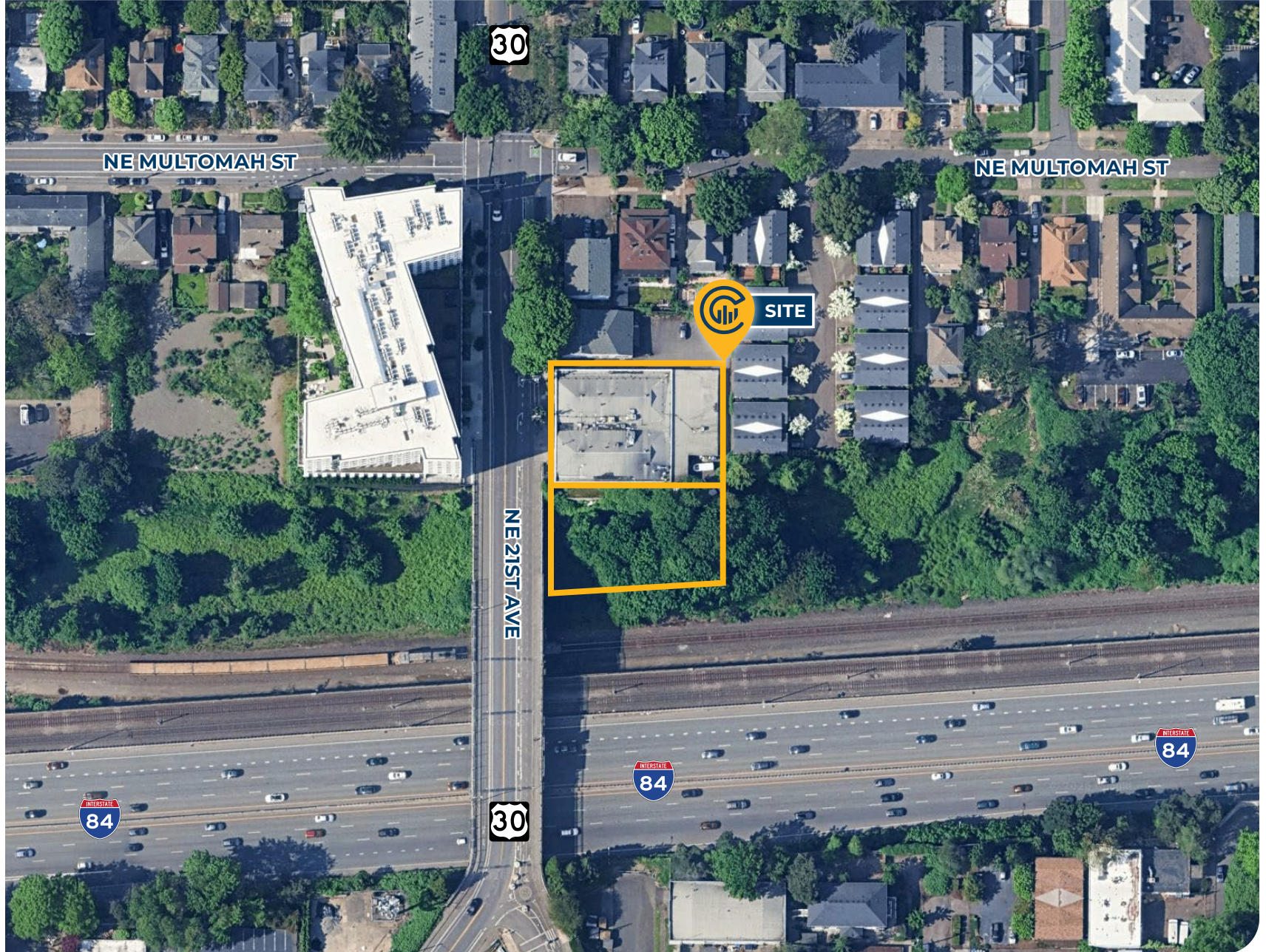


Vacant Warehouse / Storage



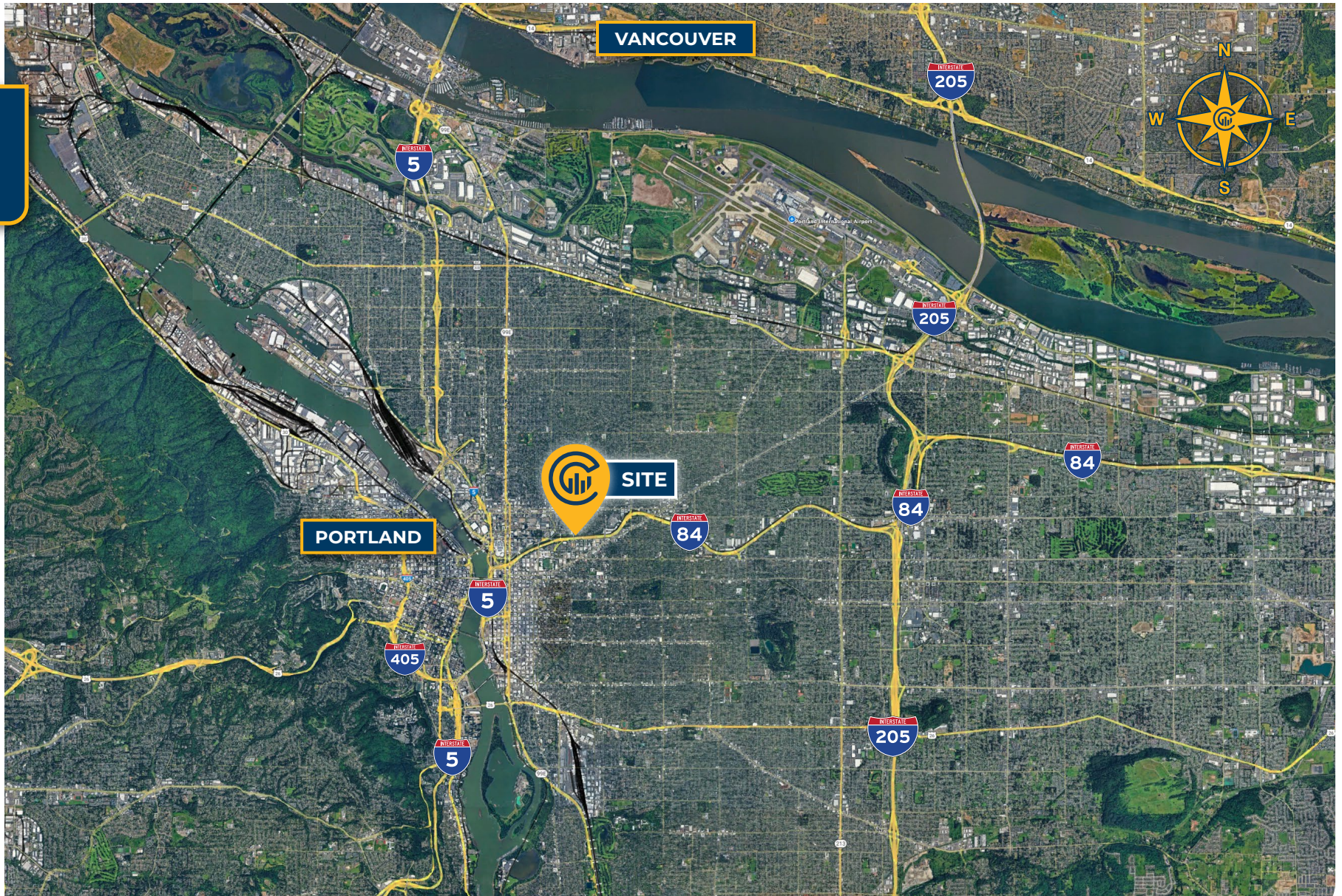
SITE PLAN

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LOCAL AERIAL MAP



*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2025 | Map data ©2024 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/Geo



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