

INDUSTRIAL FOR SALE

H & H INDUSTRIAL

9819 Southeast Foster Road Portland, OR 97266



SALE PRICE

\$750,000

Becky Potter, CCIM

(360) 241-8829

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CONFIDENTIALITY AGREEMENT

H & H INDUSTRIAL

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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PROPERTY INFORMATION

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PROPERTY SUMMARY

H & H INDUSTRIAL

9819 Southeast Foster Road Portland, OR 97266



PROPERTY DESCRIPTION

Discover an exceptional opportunity for industrial and manufacturing investment with this impressive property located at 9819 Southeast Foster Road, Portland, OR, 97266. Boasting a 4,000 +/-SF building and zoned EG2 General Employment Lt Industrial, this prime real estate is perfectly positioned within the thriving PDX MSA area. The property provides an ideal foundation for industrial and manufacturing ventures seeking a strategic base of operations, with ample space to support a range of business activities. Don't miss the chance to secure this well-appointed property and capitalize on its potential for industrial and manufacturing success within the PDX MSA market.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Sale Price:	\$750,000
Lot Size:	0.23 Acres
Building Size:	4,000 SF
NOI:	\$0.00
Cap Rate:	0%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	471	1,790	6,804
Total Population	1,322	4,938	18,418
Average HH Income	\$93,004	\$93,831	\$95,354

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PROPERTY DESCRIPTION

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LOCATION DESCRIPTION

Ideally situated within the dynamic PDX MSA market, the area surrounding the property at 9819 Southeast Foster Road, Portland, OR, 97266 provides an attractive location for industrial and manufacturing investors. Offering seamless access to key transportation routes, including Interstate 205, and close proximity to vital assets such as the Portland International Airport and the Port of Portland, this location holds significant appeal for businesses in the industrial sector. Furthermore, the nearby industrial parks of Columbia Corridor and Swan Island, combined with access to a skilled labor force, create a compelling environment for industrial and manufacturing enterprises seeking a strategic and efficient base of operations within the PDX MSA.

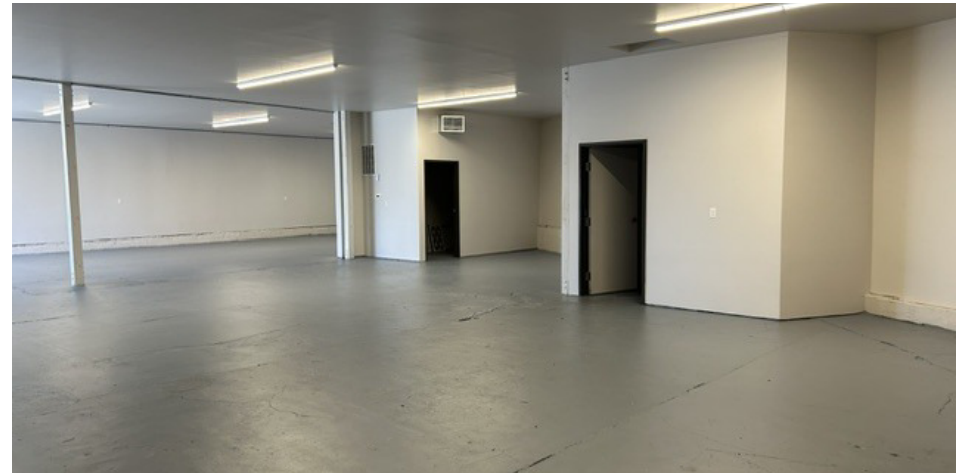
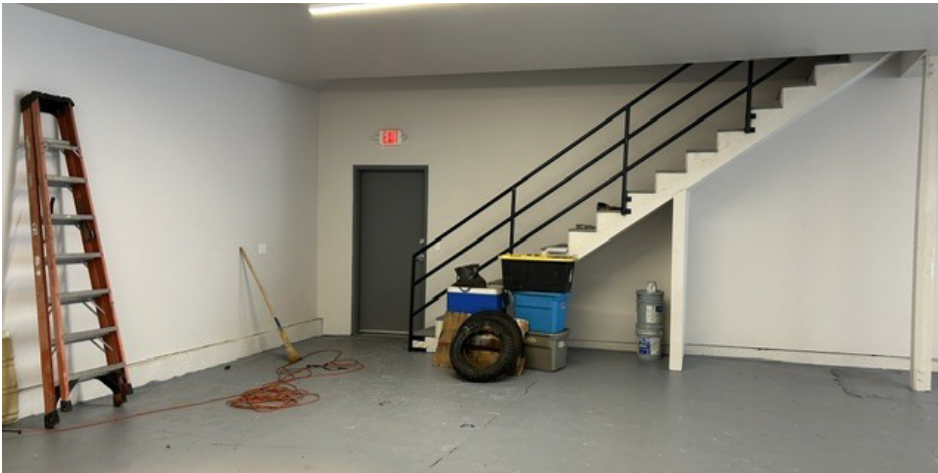
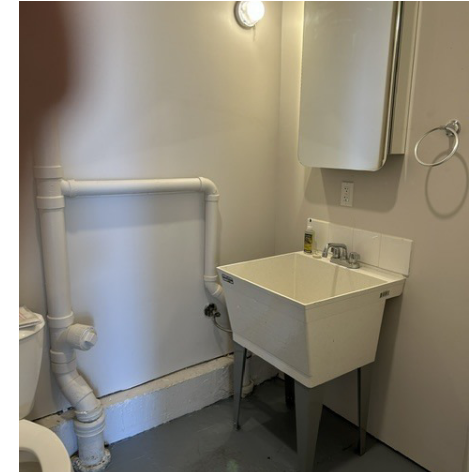
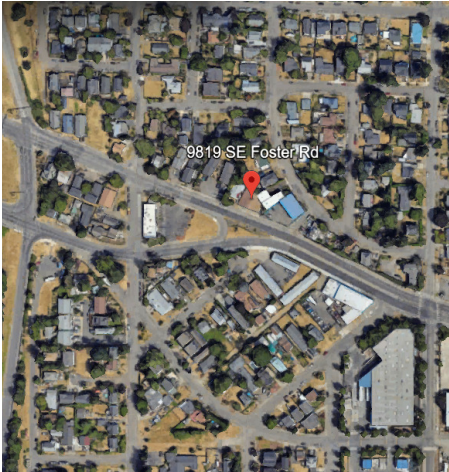
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ADDITIONAL PHOTOS

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LOCATION INFORMATION

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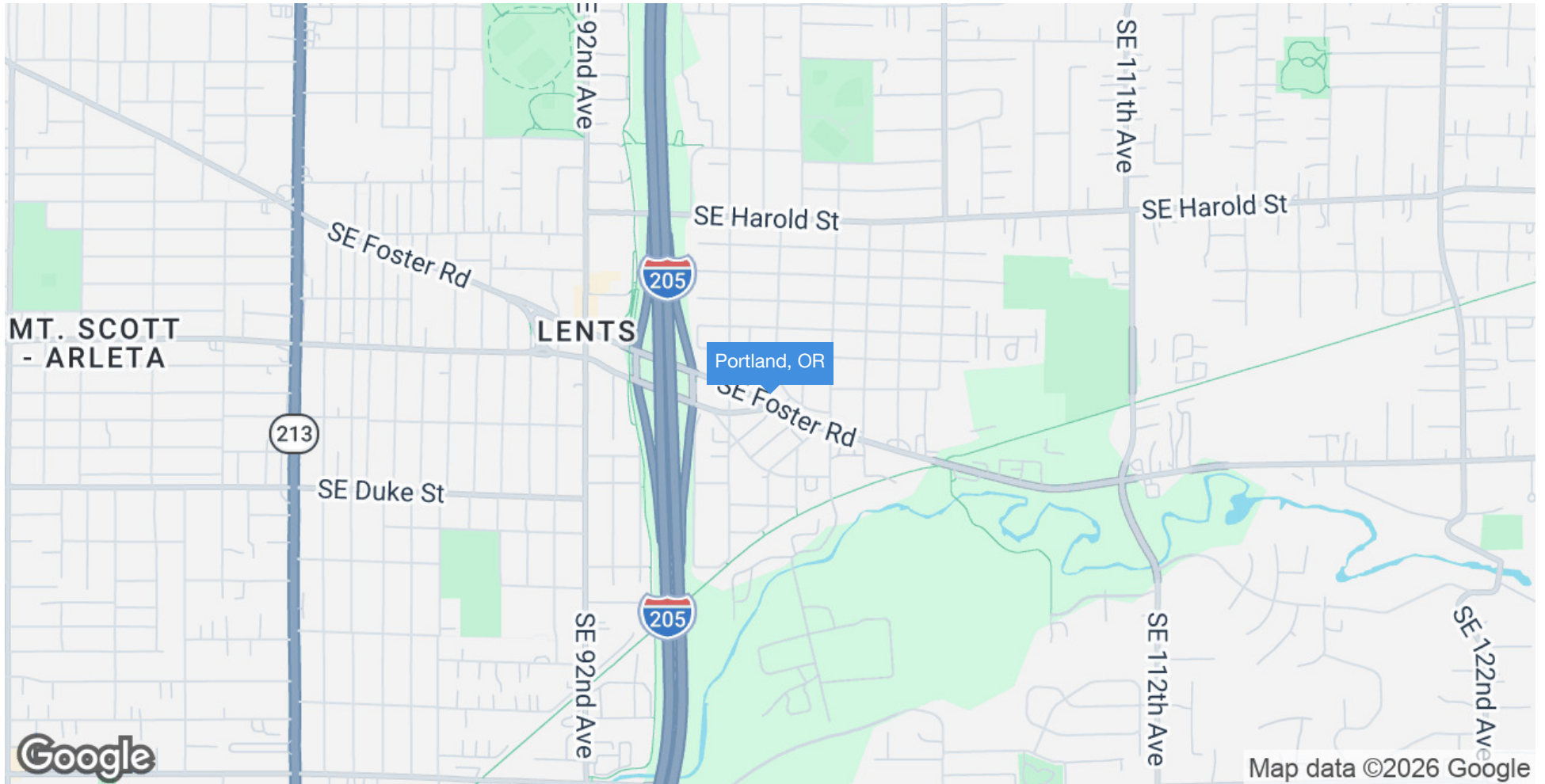


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REGIONAL MAP

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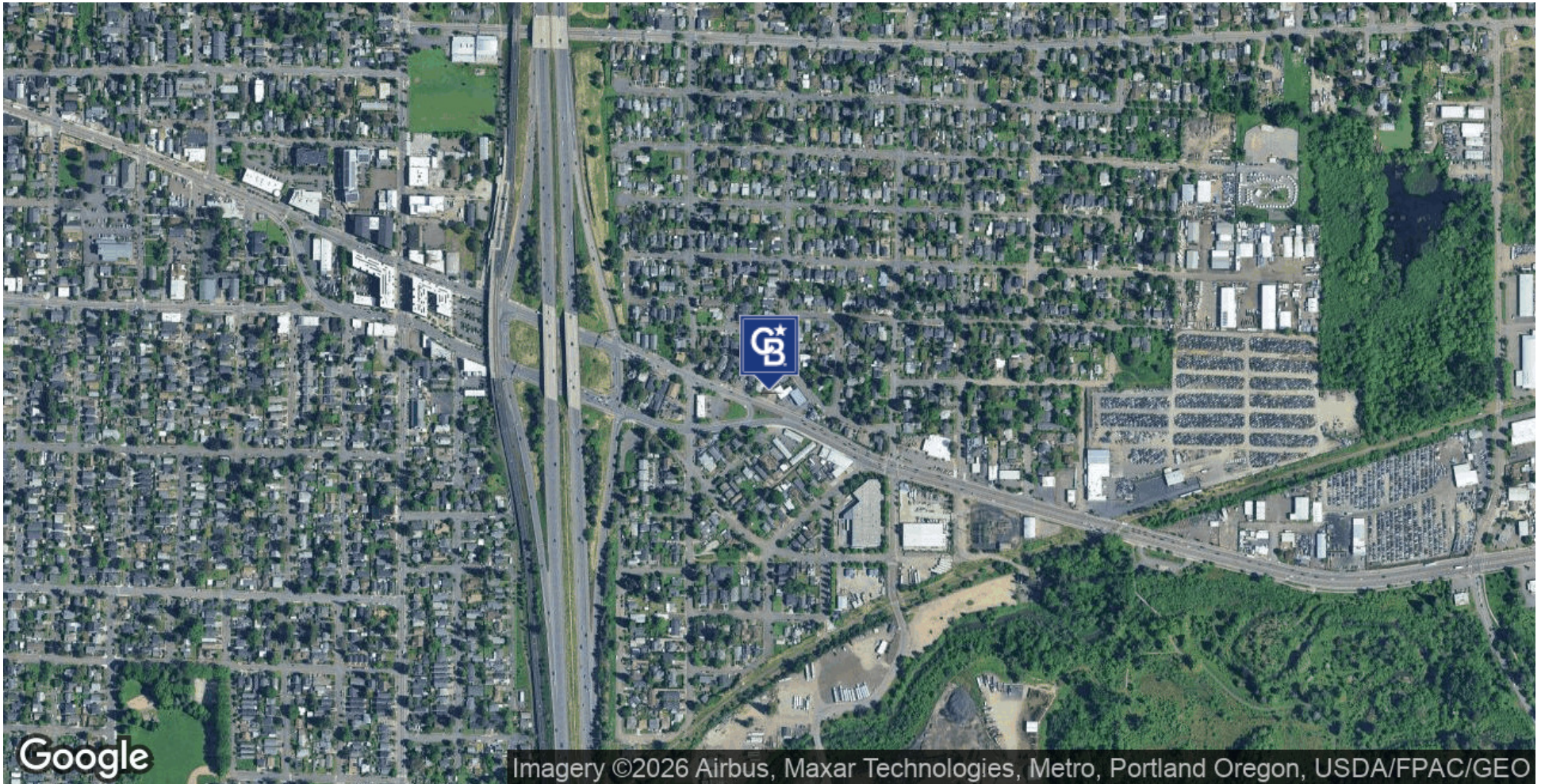


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AERIAL MAP

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SALE COMPARABLES

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SALE COMPS

H & H INDUSTRIAL

9819 Southeast Foster Road Portland, OR 97266

★ **H & H INDUSTRIAL**

9819 Southeast Foster Road, Portland, OR 97266

Price:	\$750,000	Bldg Size:	4,000 SF
Lot Size:	0.23 Acres	Year Built:	1912



1. 7353 SE 92 AVE

Portland , OR 97266

Price:	\$1,337,500	Bldg Size:	5,420 SF
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2. 8409 SE WOODSTOCK BLVD

Portland , OR 97266

Price:	\$400,000	Bldg Size:	5,300 SF
Year Built:	1904		



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SALE COMPS

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3. 7410 SE FOSTER RD

Portland, OR 97206

Price: \$1,100,000 Bldg Size: 5,323 SF
Year Built: 1922



4. 7203 SE RAYMOND ST

Portland, OR 97206

Price: \$870,000 Bldg Size: 4,308 SF
Year Built: 1975



5. 10475 SE DIVISION ST.

Portland, OR 97266

Price: \$725,000 Bldg Size: 4,392 SF
Year Built: 1842



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SALE COMPS

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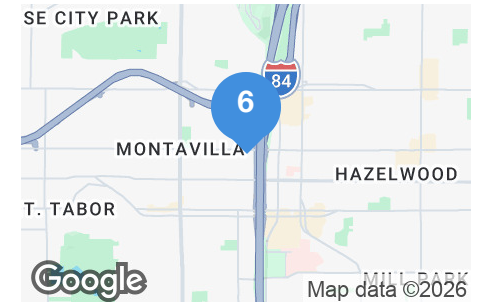
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6. WAREHOUSE

9270 NE Glisan, Portland, OR 97220

Price: \$1,570,000 Bldg Size:
Year Built: 1980

3,864 SF



7. 11307 NE GLISAN ST

Portland, OR 97220

Price: \$570,000 Bldg Size:
Year Built: 1938

4,810 SF



8. 17437 SE KENDALL CT

Portland, OR 97236

Price: \$800,000 Bldg Size:

4,800 SF



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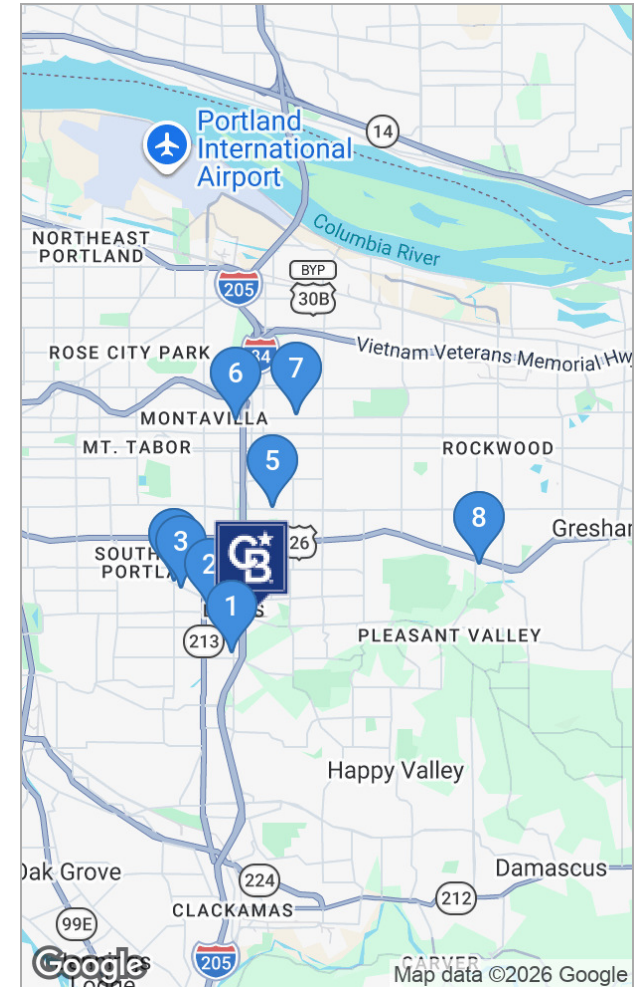
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	NAME/ADDRESS	PRICE	BLDG SIZE	PRICE/SF
★	H & H Industrial 9819 Southeast Foster Road Portland, OR 97266	\$750,000	4,000 SF	\$187.50
1	7353 SE 92 Ave Portland, OR 97266	\$1,337,500	5,420 SF	\$246.77
2	8409 SE Woodstock Blvd Portland, OR 97266	\$400,000	5,300 SF	\$75.47
3	7410 SE Foster Rd Portland, OR 97206	\$1,100,000	5,323 SF	\$206.65
4	7203 SE Raymond St Portland, OR 97206	\$870,000	4,308 SF	\$201.95
5	10475 SE Division St. Portland, OR 97266	\$725,000	4,392 SF	\$165.07
6	Warehouse 9270 NE Glisan Portland, OR 97220	\$1,570,000	3,864 SF	\$406.31
7	11307 NE Glisan St Portland, OR 97220	\$570,000	4,810 SF	\$118.50
8	17437 SE Kendall Ct Portland, OR 97236	\$800,000	4,800 SF	\$166.67
AVERAGES		\$921,563	4,777 SF	\$198.42



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DEMOGRAPHICS

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DEMOGRAPHICS MAP

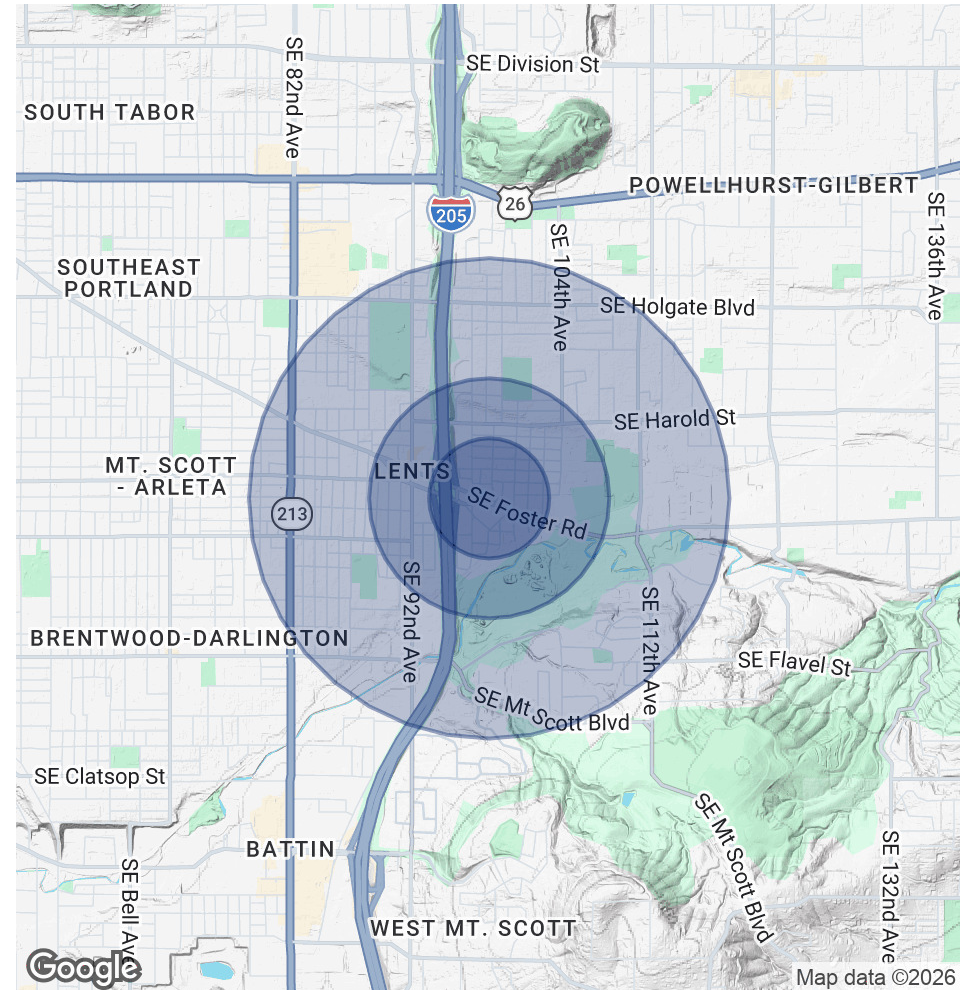
H & H INDUSTRIAL

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,322	4,938	18,418
Average Age	40.6	37.9	37.2
Average Age (Male)	45.3	40	36.9
Average Age (Female)	39.7	38.1	38.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	471	1,790	6,804
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$93,004	\$93,831	\$95,354
Average House Value	\$466,253	\$486,636	\$472,663

2023 American Community Survey (ACS)



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ADVISOR BIOS

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BECKY POTTER, CCIM

Commercial Sales Broker

becky.potter@cbrealty.com

Direct: (360) 241-8829

OR #940700055 // WA #2683 /

PROFESSIONAL BACKGROUND

Becky's professional real estate career spans over 25 years. She has a thorough knowledge of the Portland and SW Washington markets and is recognized as a leader in Vancouver's investment sales market, having received local and national awards of distinction, honoring her high sales volumes. She has been awarded the distinction of ranking in the top 1% of sales amongst a 50,000 member network. The award of the highest honor of her career was given to her by her network of Peers from the community of Commercial Brokers of SW Washington and the State of Oregon for the Transaction of the Year Award.

In addition to a degree in Business Administration, with a minor in accounting, Becky holds the designation of CCIM (Certified Commercial Investment Member), which is a graduate level program comprised of 200 classroom hours and a comprehensive exam that focuses on financial analysis, market analysis, user decisions such as leasing vs. buying properties, and investment analysis, such as ROI's and IRR's. In addition to the rigorous study, candidates for the title must document a minimum standard of transactions completed over a five-year period in order to be awarded this designation. It is the highest accreditation within the Commercial Real Estate Industry.

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