



FOR SALE

22713 NORTHEAST SANDY BOULEVARD

FAIRVIEW, OR 97024

ZACH REICHL

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**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES



PROPERTY DESCRIPTION

1.80 acres of industrial yard space for sale at 22713 NE Sandy Blvd in Fairview, Oregon. A fit for truckers, contractors, and other users needing secure outdoor storage in the heart of Portland Metro's east-side industrial corridor. The site is zoned GI (General Industrial) under the City of Fairview development code, which permits outdoor storage, laydown yards, and truck/equipment parking outright, alongside warehousing, distribution, and light manufacturing uses.

A fully remodeled house on the property is currently used as an office, giving a buyer move-in-ready office space to pair with the yard without the cost of new construction. With no minimum setback requirement and up to 85% lot coverage permitted, the site offers flexible fencing and yard layout options for an owner/user looking to secure their own storage yard in a supply-constrained submarket.

PROPERTY HIGHLIGHTS

- Size: 1.80 Acres
- Zoning: GI (General Industrial), City of Fairview
- Location: NE Sandy Blvd with strong arterial access and visibility

OFFERING SUMMARY

Sale Price:

Call for Pricing
Seller financing available

Lot Size:

1.8 Acres

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LOCATION OVERVIEW

22713 NE Sandy Blvd is in the City of Fairview and part of Portland Metro's east-side East Columbia Corridor industrial submarket. NE Sandy Blvd is a primary east-west arterial through the area, providing direct access to the I-84 interchange just minutes away, with onward connectivity to I-205 and I-5. The site is roughly 12 miles (about 19 minutes) from Portland International Airport and approximately 17 miles from the Port of Portland, placing it within easy reach of the region's principal air and marine cargo gateways. Fairview is recognized in the Portland Metro industrial market for its business-friendly permitting environment and its established base of manufacturing, distribution, and construction-related employers, making it a well-located submarket for industrial users seeking proximity to the broader Portland/Gresham/Troutdale employment corridor.

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