



**PRICE  
REDUCED**  
~~-\$9,977,400-~~  
**\$8,730,225**

**NW YEON**

**3145 NW Yeon Avenue**  
Portland, OR 97210


**For Sale**

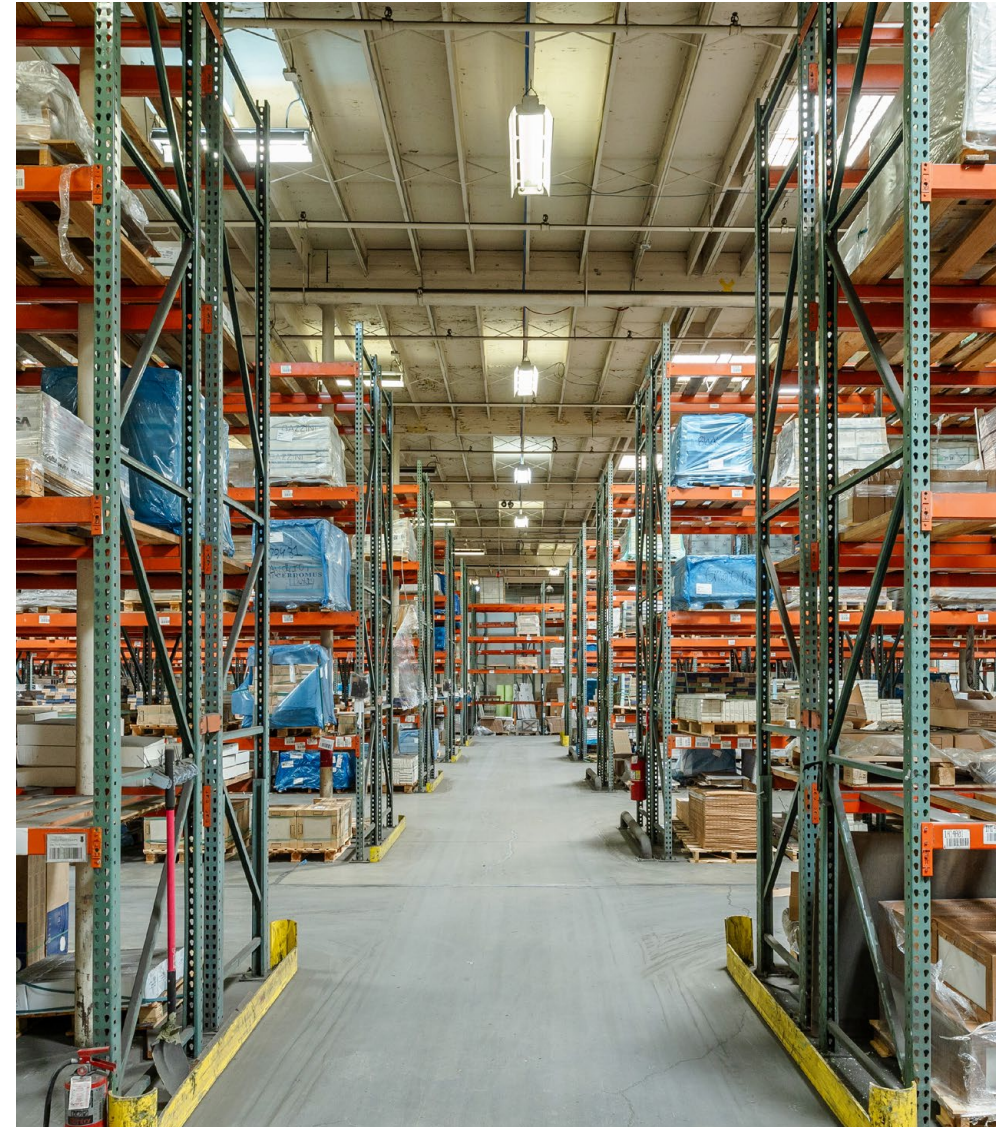
**CBRE**  
Industrial & Logistics  
Advisory & Transaction Services

# Property Specifications

3145 NW Yeon Avenue | Portland, OR 97210

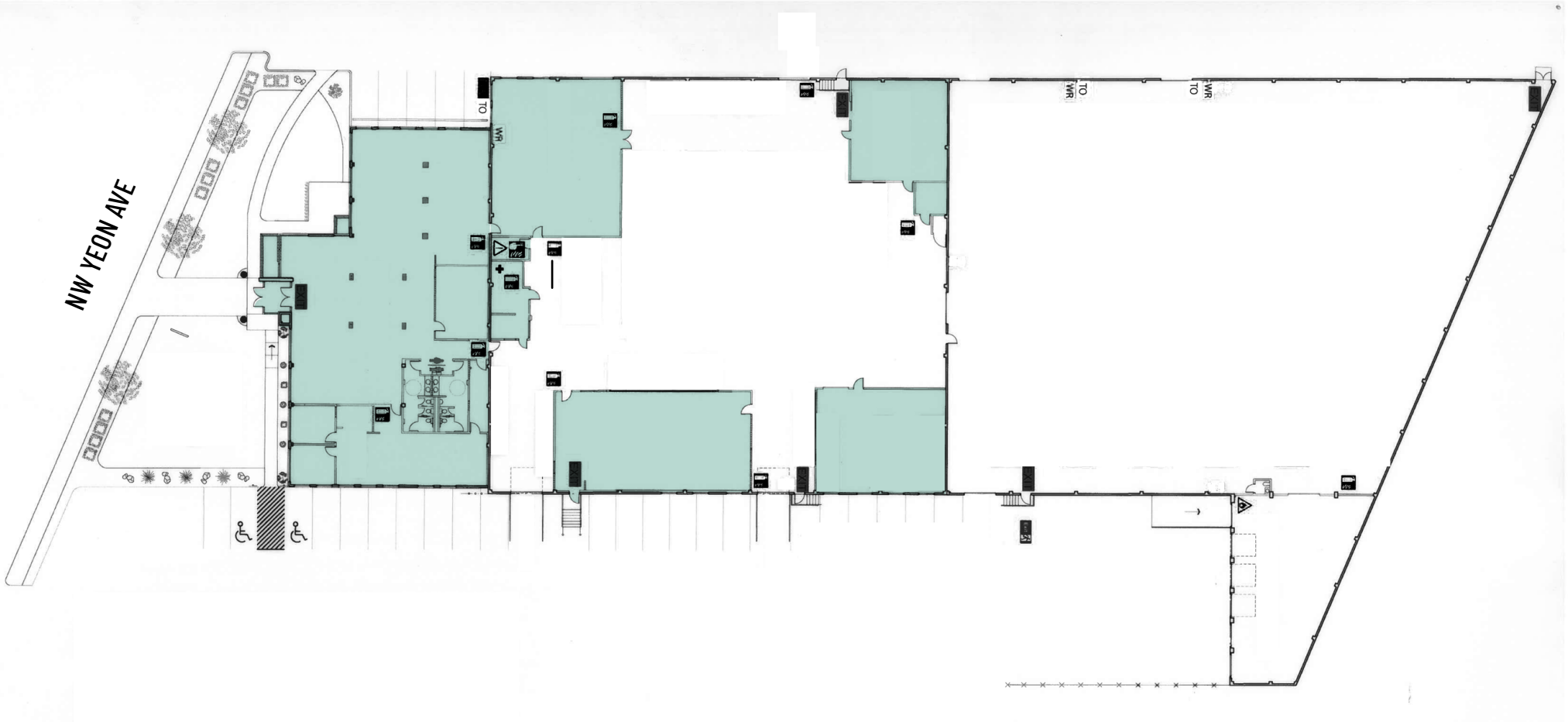
## 3145 NW Yeon Avenue

Property Summary	
Total Size	49,887 SF
Office Size	7,239 SF
Lot Size	1.98 AC
Dock Doors	12
Grade Doors	1
Clear Height	14'-20'
Car Parking	76
Year Built	1960
Power	2,400amps, 240v (to be verified by buyer)
Sprinklers	Wet
Lighting	T8
Column Spacing	32.5' x 20'
Zoning	I-H (Heavy Industrial, City of Portland)
2025 Taxes	\$83,320.05
 <b>Reduced Asking Price</b>	<b>\$8,730,225</b>



# Site Plan

3145 NW Yeon Avenue | Portland, OR 97210



# Aerial Map

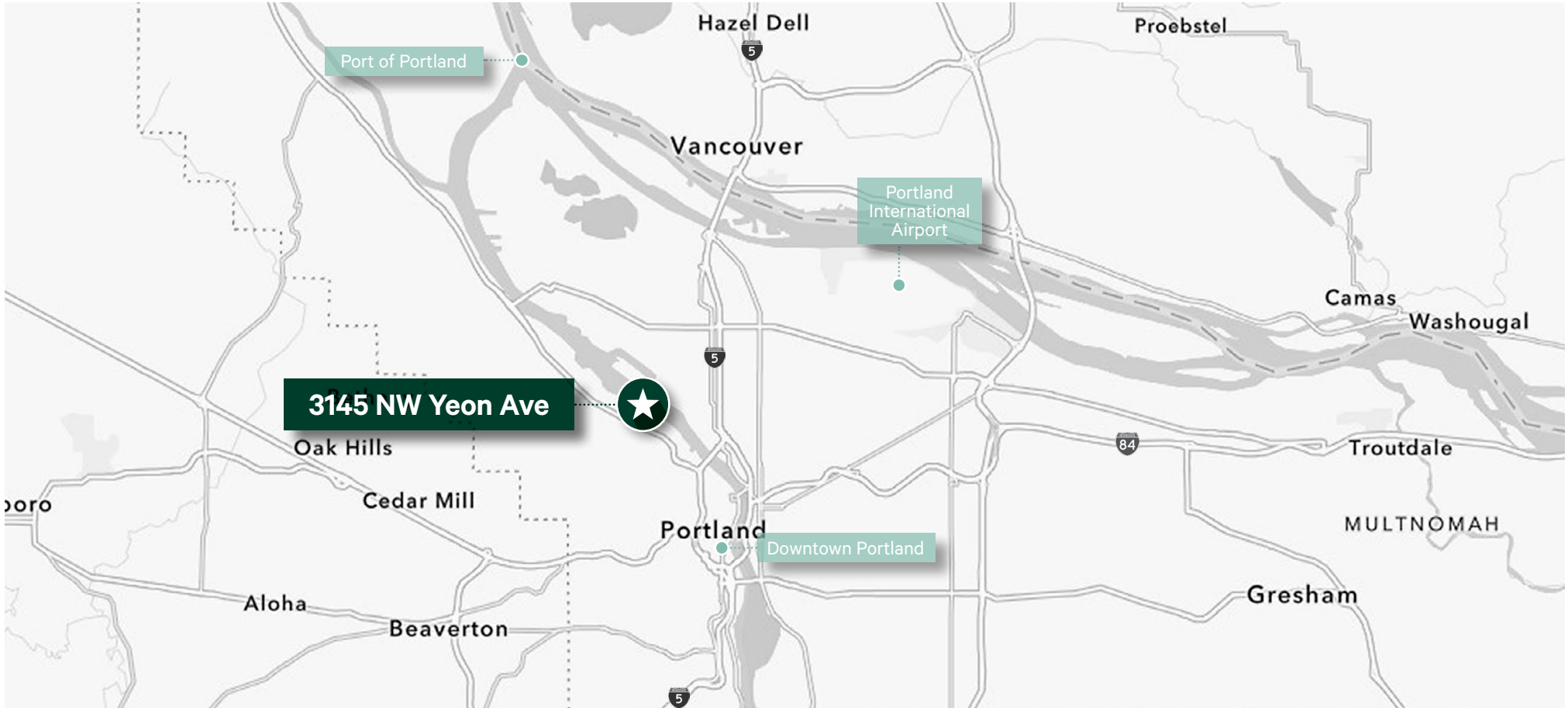
3145 NW Yeon Avenue | Portland, OR 97210



# Property Photos

3145 NW Yeon Avenue | Portland, OR 97210





## Contact Us

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