



For Sale or Lease

1003 SE 9th Avenue
Portland, OR 97214

Close-In Eastside 12,000 SF

Including 2,000 SF mezzanine space
and 10,000 SF first floor studio,
showroom, warehouse

- Located in Portland's Central Eastside
- 2 grade loads doors include a large double wide sliding door
- 7,000/sf fenced parking lot with parking for approximately 18 cars
- Great close-in location near mass transit and bike paths

Sale Price: \$3,600,000

Seller financing preferred

Lease Rate: \$1.25 PSF NNN

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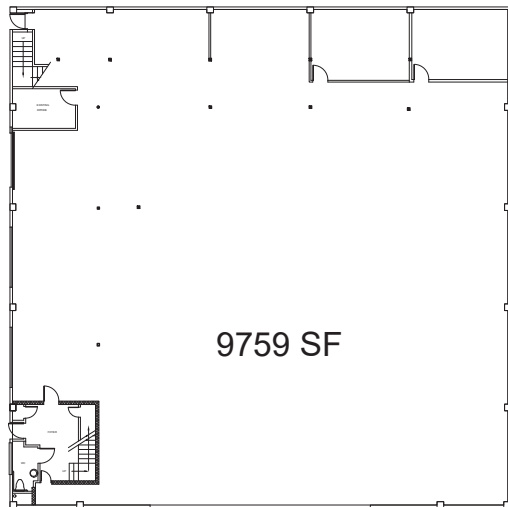


Accelerating success.

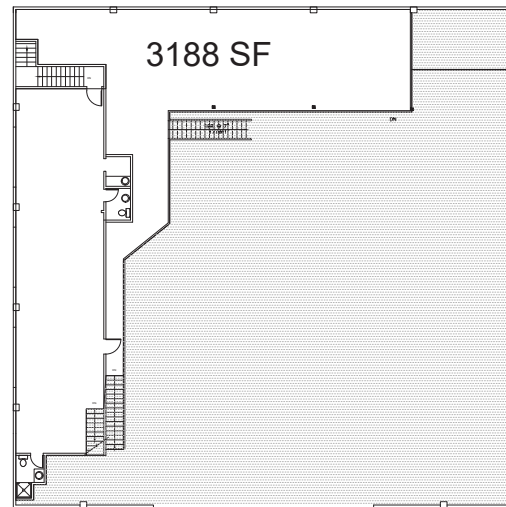
851 SW 6th Ave.
Suite 1600
Portland, OR 97204
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Property Overview

Address	1003 SE 9th Avenue, Portland, OR 97214
Rate	Sale Rate: \$3,600,000 Lease Rate: \$1.25 PSF NNN
Property Details	The building is 12,000/SF of which 2,000/SF is second floor mezzanine office
Year Built	1962
Parking	7,000/sf fenced parking lot with parking for approximately 18 cars
Loading	2 grade loads doors include a large double wide sliding door
Zoning	IG1, General Industrial



GROUND FLOOR
EXISTING 12,947 SF



MEZZANINE

Zoning

- The property is zoned IG1 (General Industrial). The General Industrial zone provides areas where most industrial users may locate while other uses are restricted to prevent potential conflicts and to preserve land for industry. However, the city modified the zone in 2018 to allow for additional retail use as well as industrial or creative office uses.
- Central Eastside Overlay allows for creative uses.

Key Highlights

- Tall ceilings create a unique showroom/studio space
- 7,000 SF of fenced off-street parking
- Bow truss roof with few interior columns
- Excellent location just off SE Morrison Street
- Building offers abundant natural light

1003 SE 9th - Parking Overview



SE Belmont St.

SE 7th Ave

SE Yamhill St

SE Taylor St

SE 8th Ave

SE 9th Ave

7,000 SF FENCED
PARKING AREA

SITE

NORTH

Map Source: ESRI

1003 SE 9th features:

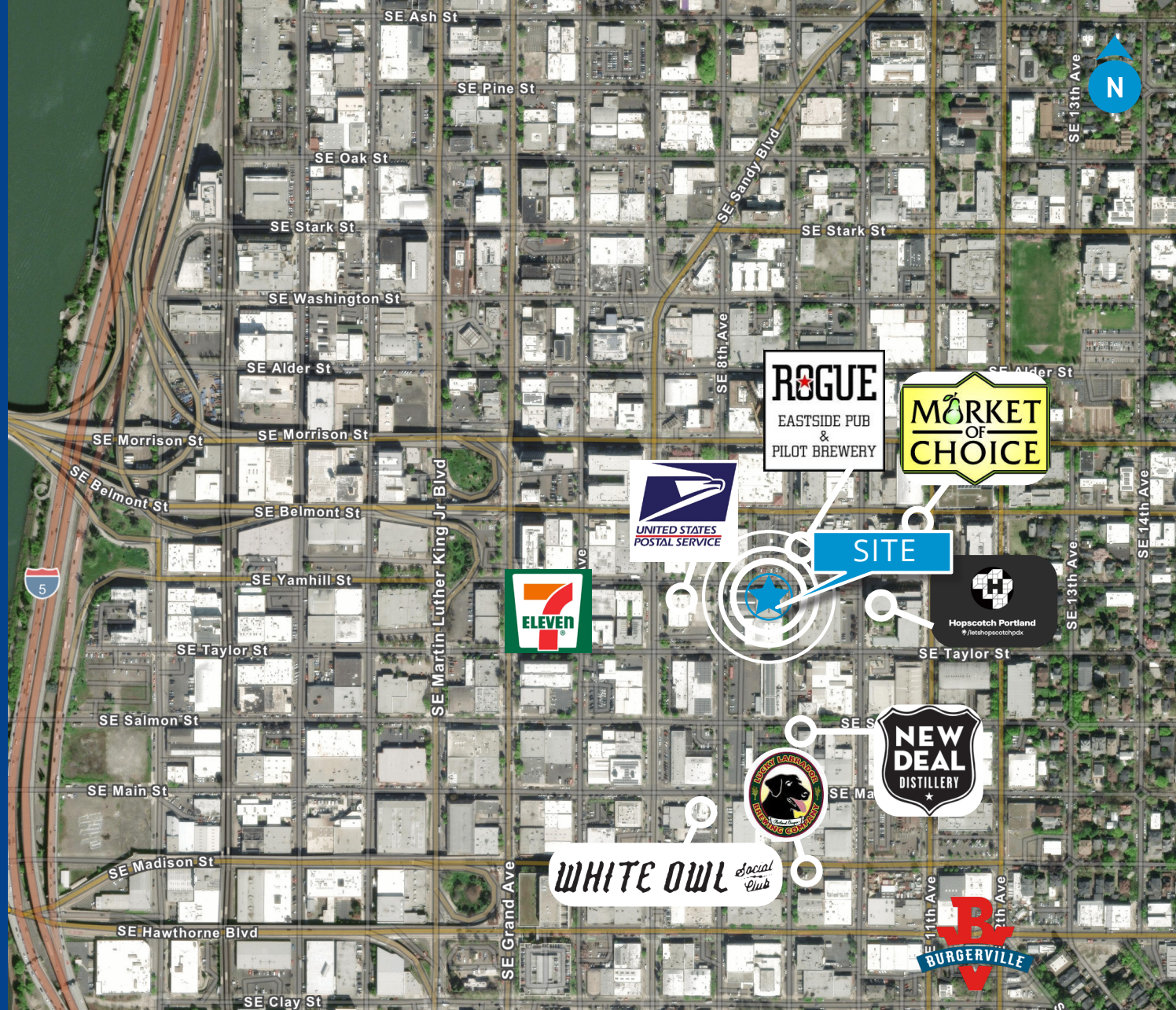
- 12,000 SF of which 2,000 SF is mezzanine office space and 10,000 SF of first floor studio, showroom, warehouse space
- 2 grade loads doors include a large double wide sliding door
- 7,000/sf fenced parking lot with parking for approximately 18 cars
- Great close-in location





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