

FOR SALE OR LEASE

SIGNIFICANT PRICE ADJUSTMENT!

\$995,000 taken off the original price!

*Flex/Industrial Standalone Building in a
Highly-Coveted Central NW Portland Location*

2451 NW 28TH AVE, PORTLAND, OR



KIDDER.COM

km Kidder
Mathews

2451 NW 28TH AVE



*Expansive Office & Assembly Areas, Built-Out
with Private Offices & Conference Room*

*Rare Centrally-Located NW
Portland Industrial/Flex Building*

PROPERTY SIZE	±16,968 SF Warehouse
	±5,646 SF 1st Floor Office
	±11,292 SF 2nd Floor Office
	±33,906 SF Total
LOT SIZE	0.84 acres
AVAILABLE SPACE	23,092 SF - 33,906 SF
LOADING	2 dock-high, 2 grade-level doors
CLEAR HEIGHT	22'
YEAR BUILT /RENOV.	1928 / 2018
ZONING	Heavy Industrial (IH)
PARKING	±30 parking stalls plus ample parking along 28th Ave
LOCATION	Northwest Portland submarket
NNN LEASE RATE	\$1.00/SF/Mo.

~~\$5.595M~~

OLD SALE PRICE

~~\$5.345M~~

OLD REDUCED SALE PRICE

\$4,600,000 (\$135/SF)

NEWLY REDUCED SALE PRICE

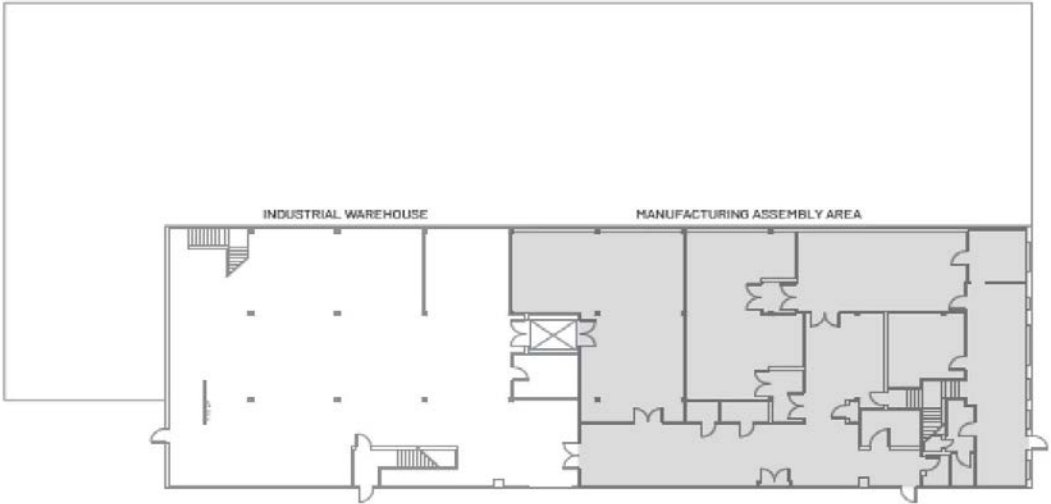
2451 NW 28TH AVE



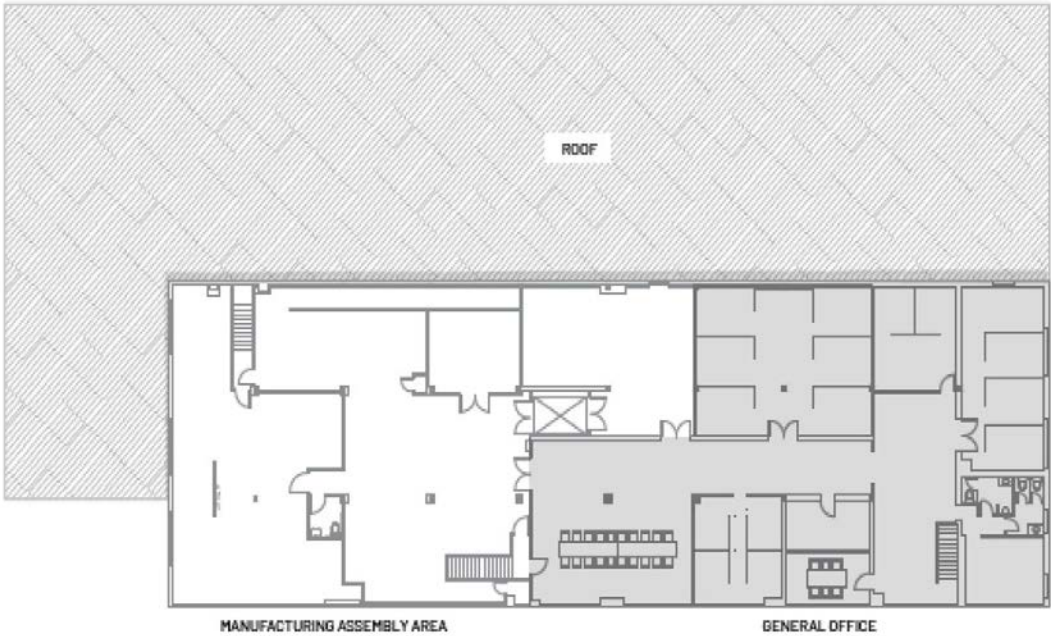
AVAILABLE FOR SALE OR LEASE

KIDDER MATHEWS

FIRST
FLOOR



SECOND
FLOOR



PROPERTY HIGHLIGHTS

EXCELLENT LOCATION

The property is located in the premier location of Northwest Portland, just minutes from downtown, easily accessible via HWY 30, I-405, and NW St. Helens Rd, and near numerous restaurants and shops in Slabtown/Northwest Portland.

MULTI-TENANT DESIGN

The property is divided into 2 tenant spaces. There is a 23,092 SF vacant space comprised of office and warehouse. Great Notion Brewing occupies a 10,814 SF warehouse space. Great Notion Brewing's lease runs through 10/31/2026 and has interest in renewing long-term. A tenant would have the ability to occupy the 23,092 SF space or the full 33,906 SF building. A buyer can occupy the 25,869 SF portion and continue leasing the remainder of the building to Great Notion Brewing or could occupy the entire 33,906 SF building.

FLEXIBLE USE

The Heavy Industrial (IH) zoning allows for a wide range of uses including manufacturing/production, warehousing, wholesale sales, industrial service, vehicle service/repair, etc.

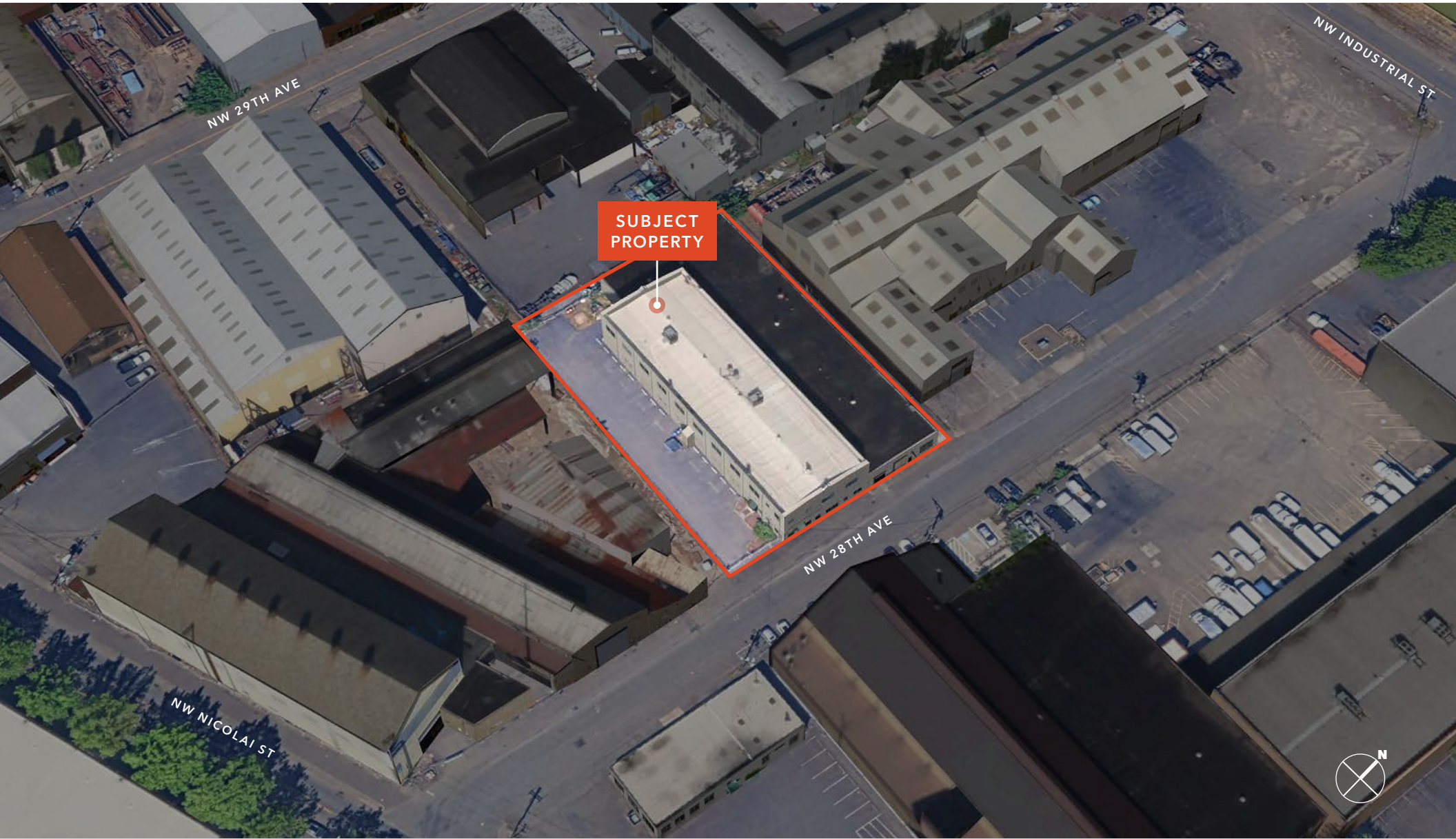
RARE OFFICE/WAREHOUSE RATIO

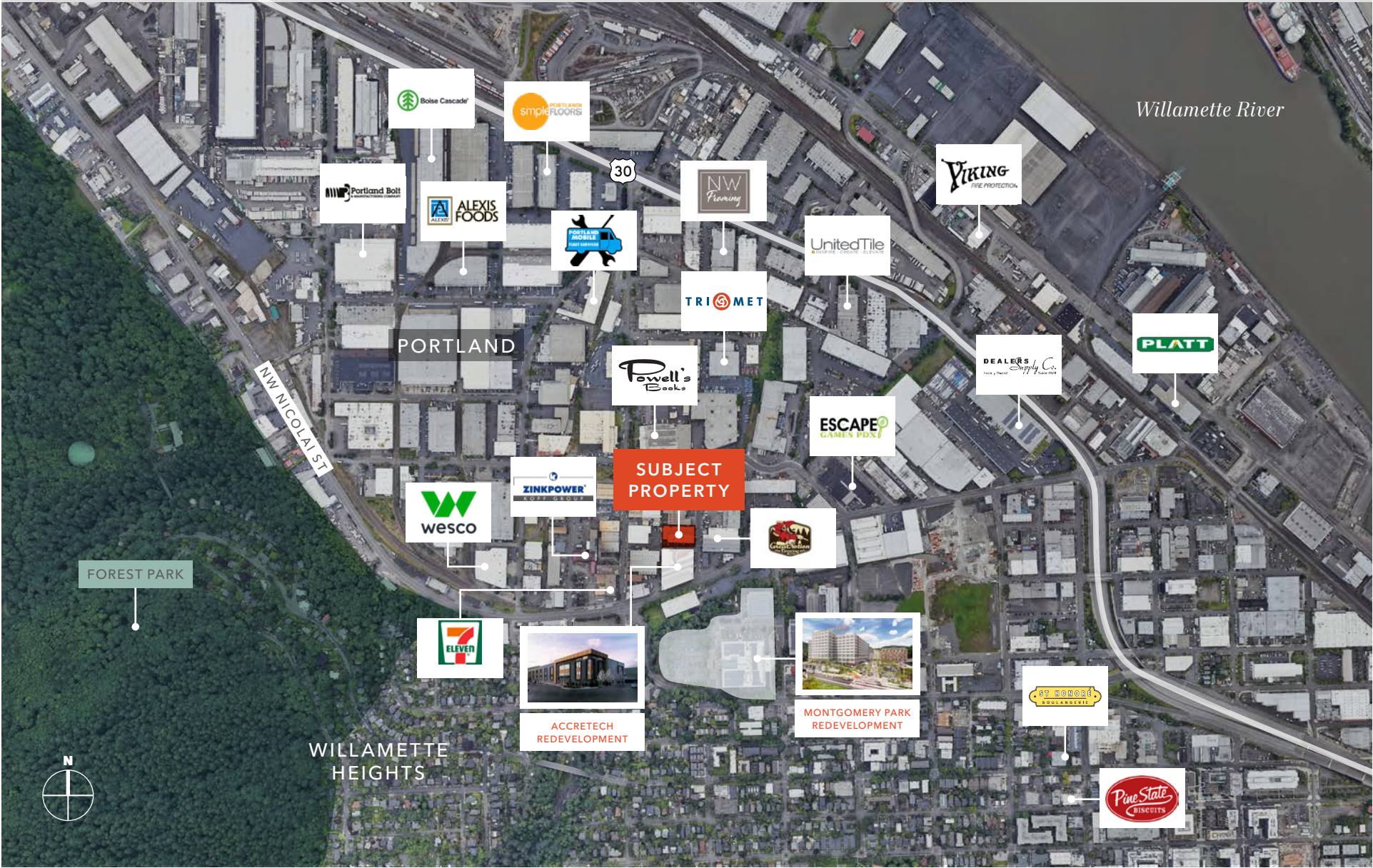
Unique office/assembly/flex build-out well-below replacement cost. Multiple possibilities of office configuration component storage, laboratory use, etc.

MULTIPLE BUILDING IMPROVEMENTS

There have been several renovations made to the building in the last 5 years including new exterior and interior paint, office carpeting, warehouse heating and lighting, stairway retreading, etc.









2451 NW 28TH AVE

*For more information on
this property, please contact*

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