

RARE CLOSE-IN S.W. INDUSTRIAL FOR LEASE

Rare South Waterfront Property with Excess Land

For Lease

22,108 SF available NOW-
Upper Level – Heavy Power

Zoned For: Flex Industrial,
w/grade door

4550-4600 S Macadam
Avenue, Portland, OR

22,108 SF on upper level & 32,508 SF on
lower level on 2.67 Acres

\$18.00 PSF NNN (TI \$ available)

Possible to deliver 54,516 SF total
Grade and Dock Loading
Heavy Power - 3,000 amps
1.8 acres of Yard for outside storage
and parking



Presented by:

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Lower Level 14' Ceiling



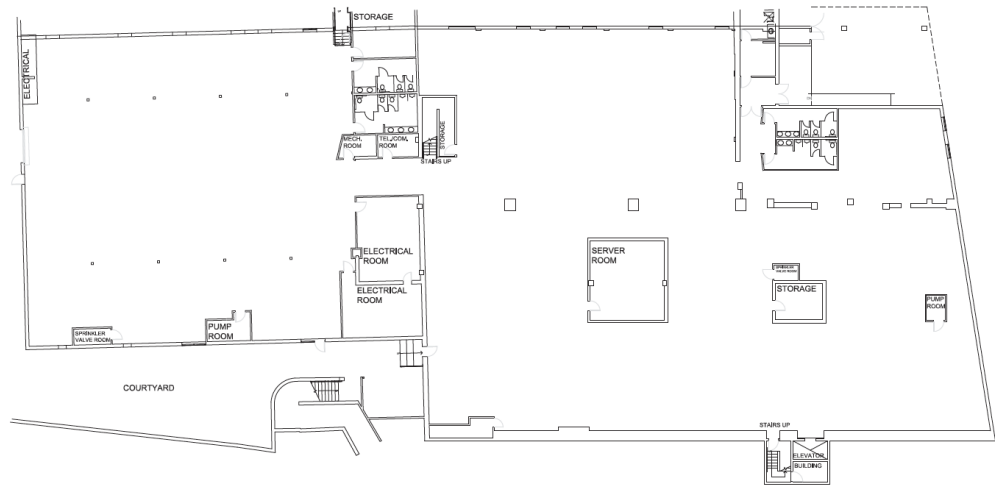
Lower Level 18' Ceiling



Upper Level 14' Ceiling



Lower Level Floorplan

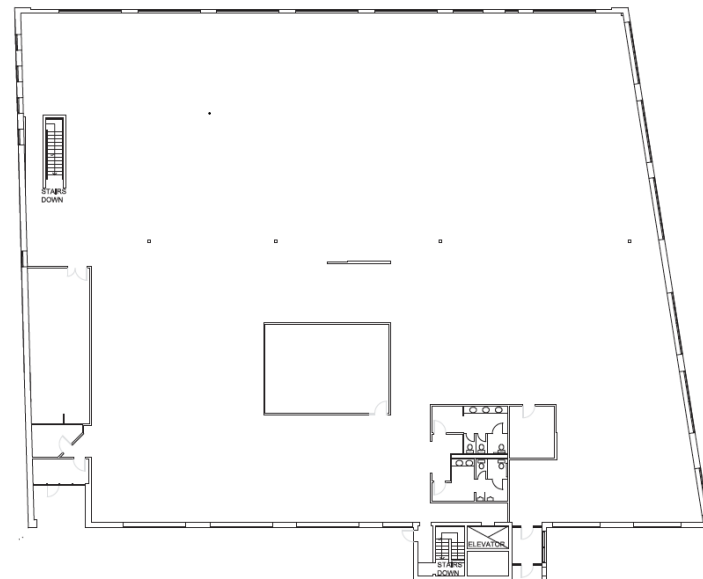


POTENTIALLY AVAILABLE: Lower Level, 32,508 SF
Grade door, dock door, offices, multiple restrooms, heavy power,
14' to 18' ceilings, parking 3/1000

22,108 SF FLEX AVAILABLE NOW: Load-Bearing Concrete Floors

14' clear height, 3000 amps / 3 Phase Power, Includes 1.8 acres of yard,
Grade Door, Parking 3/1000

Upper Level Floorplan



The information shown has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumptions, or estimates are, for example, only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors, which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine your satisfaction and suitability of the property for your needs.