

# Four Industrial Building Owner/User or Investment Opportunity

4946 & 4948 NORTHEAST 109TH AVENUE &  
10928 NE KILLINGSWORTH (BUILDINGS A & B), PORTLAND, OR 97220



10928 NE Killingsworth  
Building B

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All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

FOR SALE

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COMMERCIAL REAL ESTATE SERVICES

# FOR SALE

4946 & 4948 Northeast 109th Avenue & 10928 NE Killingsworth, Portland, OR 97220



## PROPERTY DESCRIPTION

This four-building industrial property offers a unique opportunity as a pure investment or owner-user looking to occupy from 2,800-5,800 square feet of industrial space and benefit from some rental income from the other two buildings.

The buildings are clear span and very functional for many types of different users offering grade level loading, 16'-18' clear height and 3 phase power.

The Seller was an owner-occupant of 10928 NE Killingsworth Bldg A and will vacate at closing.

Portland Spray works has been a long-term tenant and recently renewed the lease to \$3,500.00 month. Seller elected to lease on a month-to-month to keep flexibility to the new buyer. We believe the tenant would sign a longer-term lease if requested by the Buyer.

## PROPERTY HIGHLIGHTS

- Incredibly flexible zoning which allows a wide variety of uses including industrial, retail sales and service, vehicle repair, and household/group living.



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## PROPERTY BREAKDOWN

### 4946 NE 109th Ave

Tenant: Vacant  
3,000 SF Free-Standing Building  
700 SF Office, 1 grade door, 3-phase power

### 4948 NE 109th Ave

Tenant: Portland Spray Works  
3,000 SF Free Standing Building  
Rent: \$3,500 per month  
Month-to-month: recently renewed lease rate (long-term tenant)

### 10928 NE Killingsworth Bldg A

Tenant: Vacant  
2,800 SF Free Standing Building  
One restroom, 4 grade doors

### 10928 NE Killingsworth Bldg B

Tenant: Alliance Construction Services LLC  
3,000 SF Free Standing Building  
Rent: \$3,000 per month  
Lease Expires: December 31, 2025

**Tenant responsible for Electrical and Gas**  
**Landlord pays Taxes, Building Insurance and Water**

## OFFERING SUMMARY

Sale Price:	\$2,400,000 (\$203/SF)
Total Building Sizes (4 Total):	11,800 SF
Parcel Size:	28,749 SF (0.66 Acres)
Taxes - NE 109th Properties:	\$8,998.60
Taxes - NE Killingsworth Properties:	\$5,287.45
Zoning:	CE - Commercial Employment

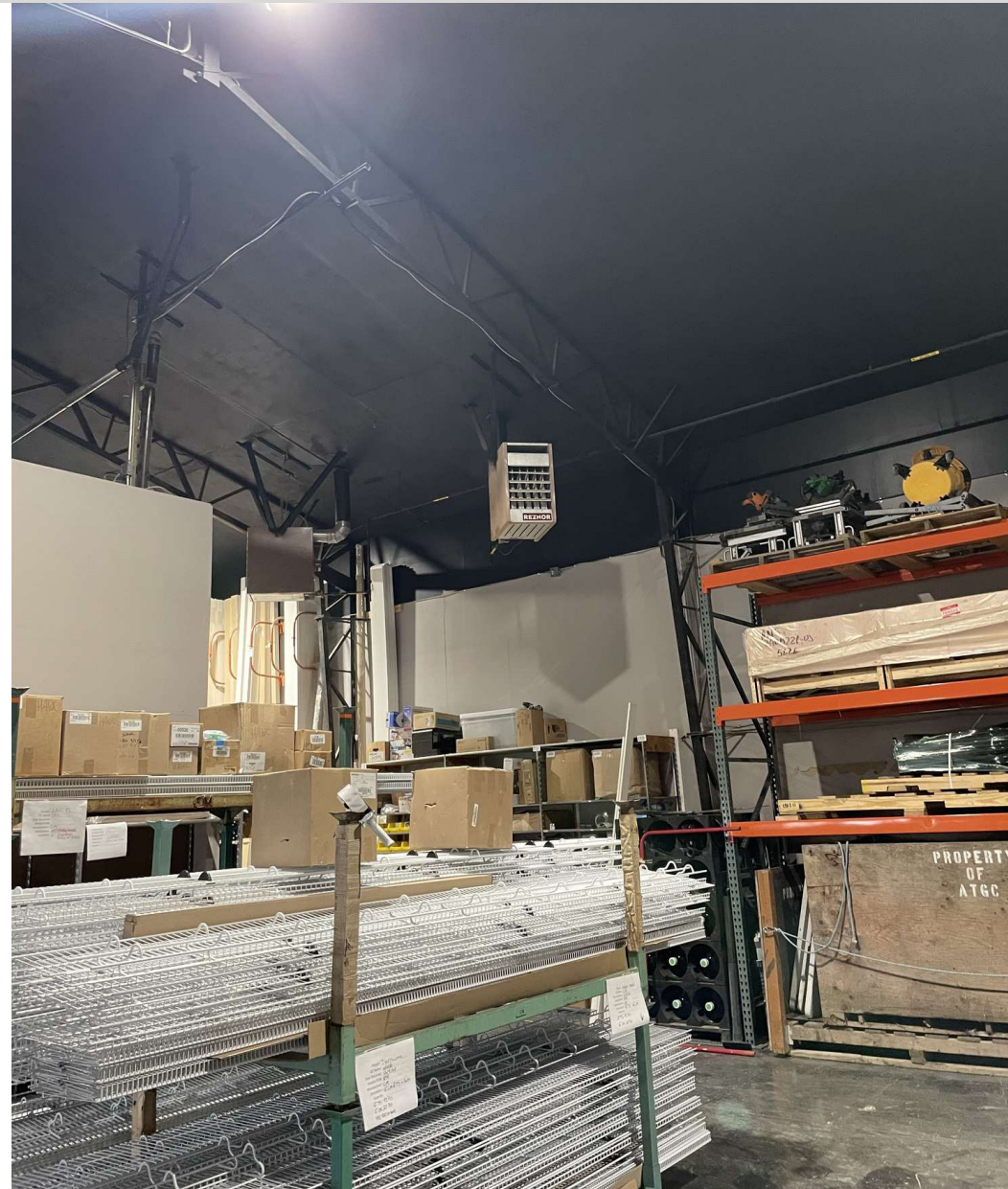
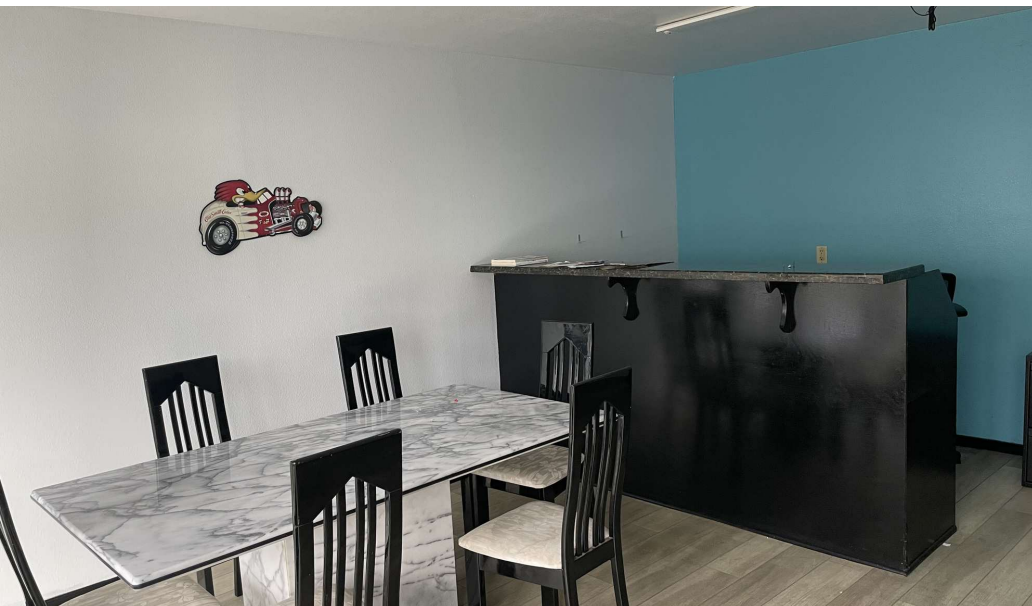


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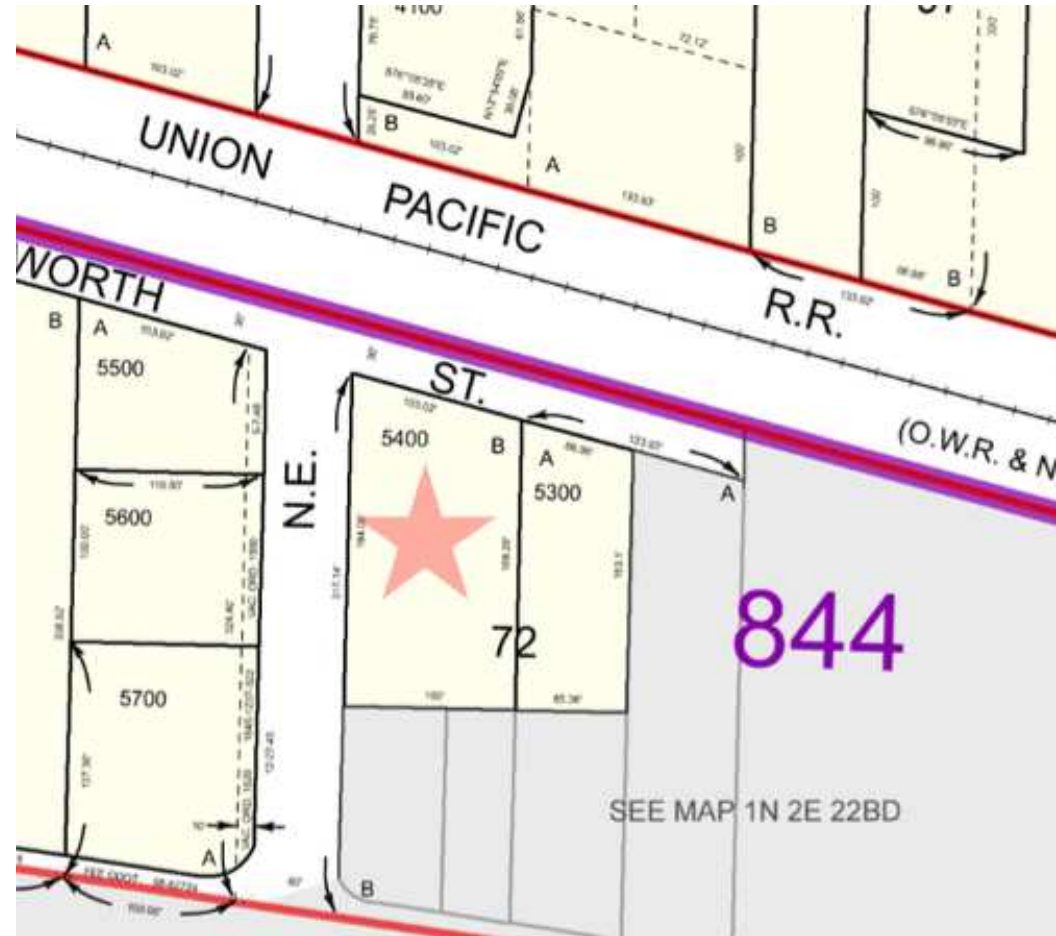
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