



FOR LEASE



THE VANCE BUILDING

Available Industrial Space

± 400 SF - ± 2,500 SF | Rates: \$.060 - \$.075 /SF/NNN

120 SW Grover St, Portland, OR 97239

- Now leasing industrial space at The Vance in SW Portland's Lair Hill Neighborhood
- Four-story building situated within walking distance from Downtown Portland and the South Waterfront, which offers a plethora of shopping, dining, and entertainment choices
- Prime opportunity in proximity to I-5 and I-405

JEFF VALDES

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PROPERTY SUMMARY



**FOR
LEASE**



PROPERTY DETAILS

Address	120 SW Grover St, Portland, OR 97239
Use Type	Industrial
Available Space	±400 SF - ±2,500 SF
Floors	4
Built	1913 Completely Remodeled in 2018
Parking	Abundant Street Parking
Zoning	CM2 (Commercial Mixed Use)
Lease Rates	Negotiable
Additional Features	• Massive Windows for Abundant Light • Heavy Duty Freight Elevator • Great Freeway Access in All Directions • Common Loading Area

SUITE	SIZE	RATE	AVAILABLE
03	±2,500 SF	\$0.60/SF/NNN	Now
005	±400 SF	\$0.75/SF/NNN	
006	±1,000 SF	\$0.70/SF/NNN	

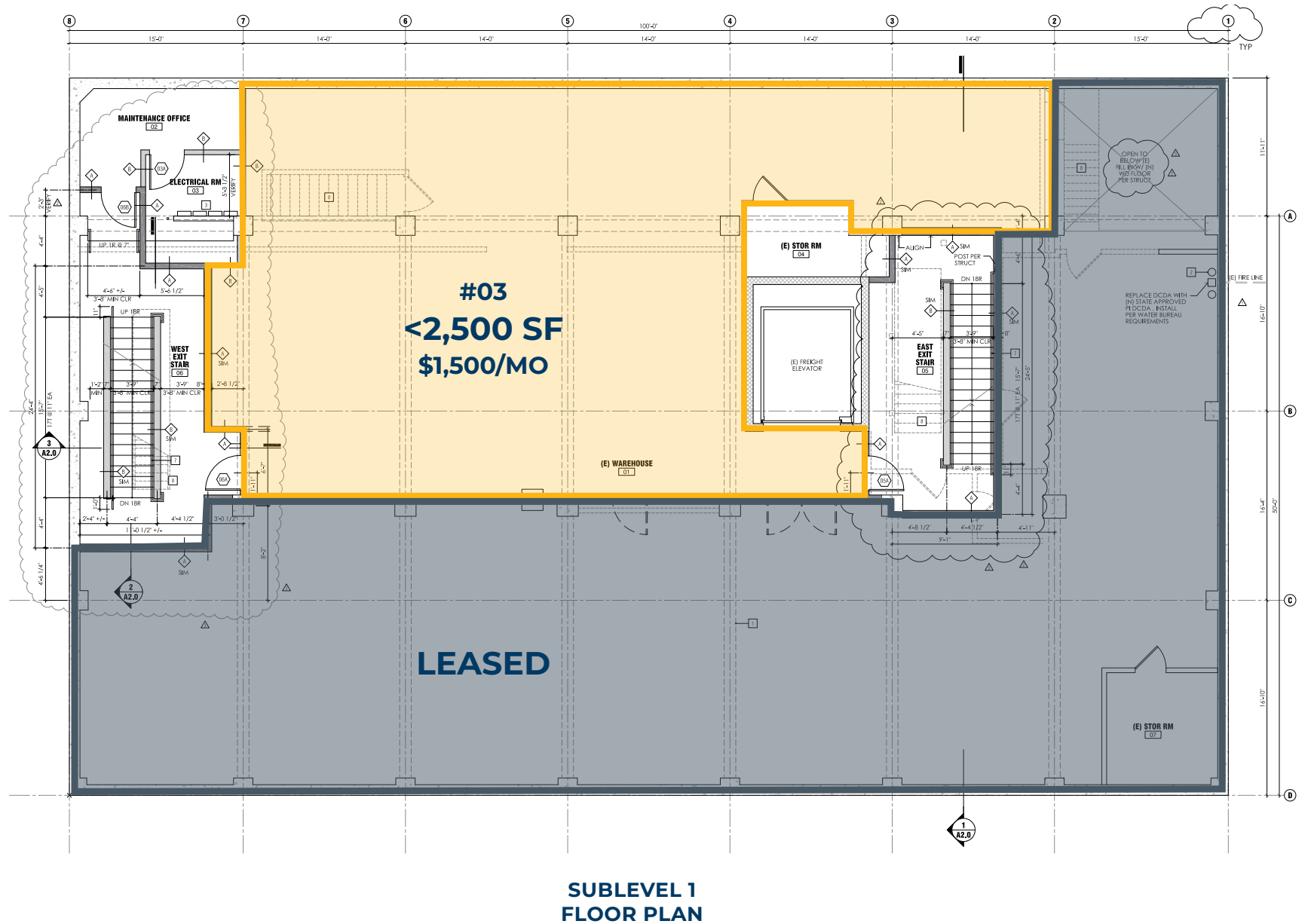


PROPERTY PHOTOS



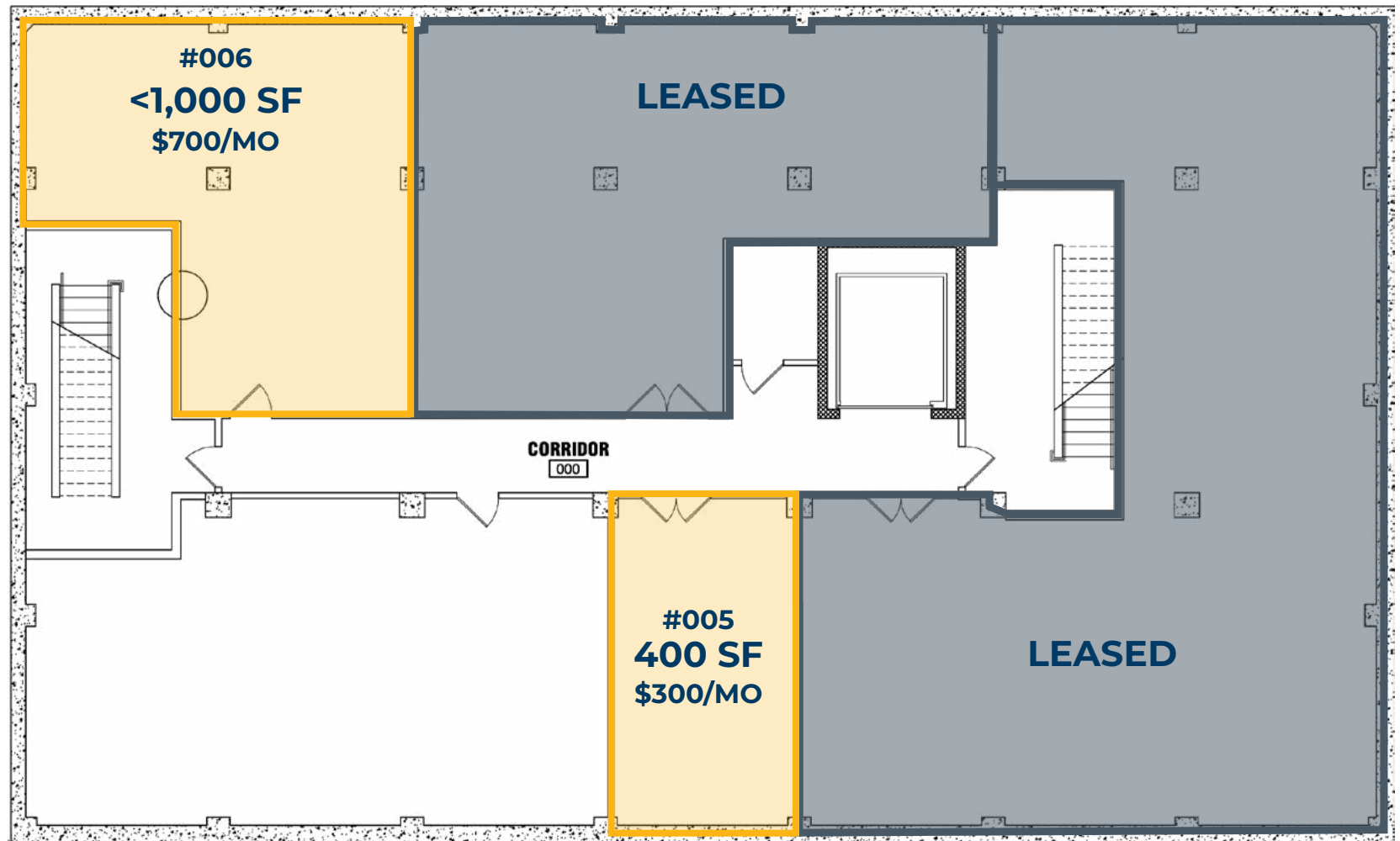


FLOOR PLAN





FLOOR PLAN



**SUBLEVEL 2
FLOOR PLAN**



LOCAL AERIAL



*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024 | Map data ©2024 Google Imagery ©2024, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/Geo



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