



FOR LEASE

# 120 NE 9TH AVE

PORTLAND, OR 97232

**LEASE RATE**

\$1.25 SF/month (NNN)

**AVAILABLE SF**

8,700 SF

**TYLER COLLINS**

503.416.0088

tcollins@macadamforbes.com





## PROPERTY DESCRIPTION

Well-located Industrial building perfect for tenants looking for a close-in location with easy access to I-5 and I-84. The building currently features a mix of open warehouse space, offices, and a small showroom at the front entrance.

## PROPERTY HIGHLIGHTS

- One 12'x12' grade door
- Clear height: 18.5"
- New roof installed in 2026, along with exterior and interior paint, flooring and fixtures.
- (9) off street parking stalls

## OFFERING SUMMARY

<b>Lease Rate:</b>	\$1.25 SF/month (NNN)
<b>Available SF:</b>	8,700 SF
<b>Office/Showroom Size:</b>	3,100 SF

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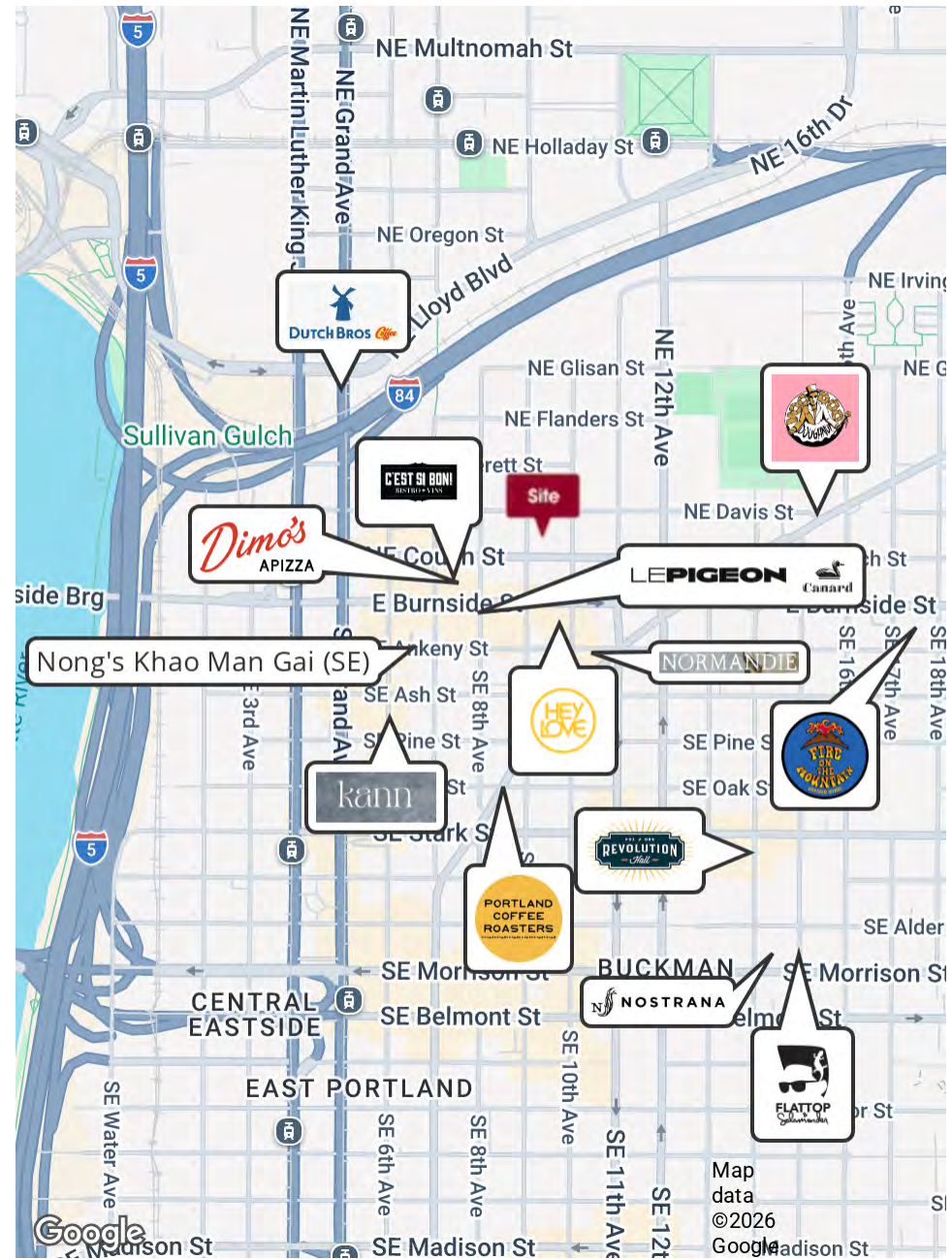
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## LOCATION OVERVIEW

Situated in the vibrant Buckman neighborhood, this property offers convenient access to many of Southeast Portland's most popular dining destinations, including Nong's Khao Man Gai, Kann, Dimo's Pizza, and more. It also provides easy access to I-84, I-5, and major thoroughfares connecting to the rest of the city.



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