

FOR SALE

3147 NW FRONT AVE

*9,120 SF Warehouse on 2 Acre Fenced
& Paved/Graveled lot in NW Portland*

PORTLAND, OR

NW FRONT AVE

KIDDER.COM

km Kidder
Mathews

3147 NW FRONT AVE

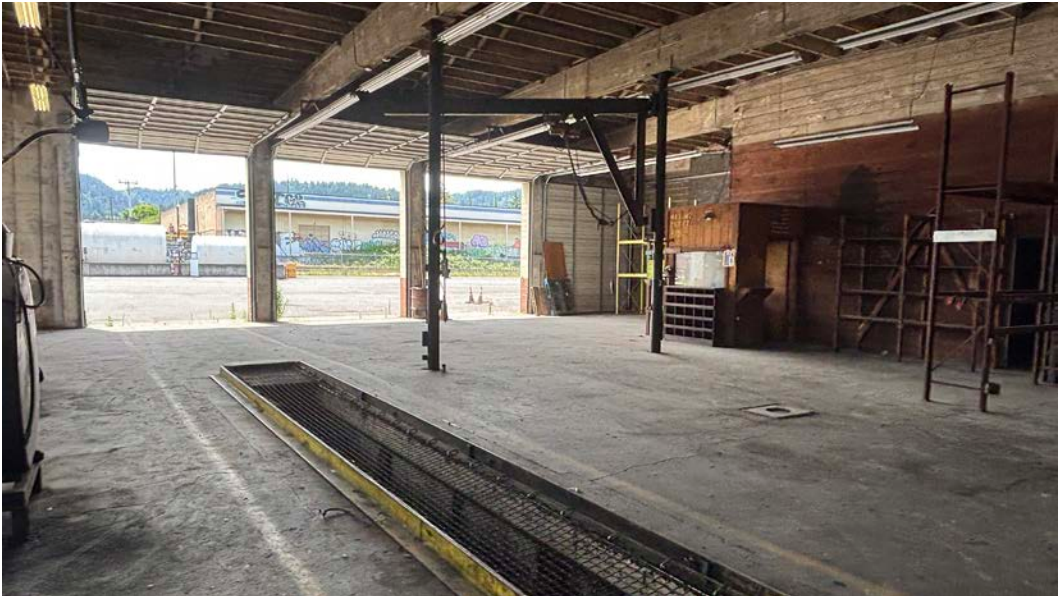
Slabtown

NW FRONT AVE

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Rare Northwest Portland stand-alone warehouse building with ample yard/parking.

ADDRESS	3147 NW Front Ave Portland, OR 97410
VACANCY	Ready to occupy
BUILDING SIZE	9,120 SF building, plus additional exterior covered cross-dock loading area
LAND AREA	2 AC
SITE COVERAGE	10.47%
ZONING	Heavy Industrial (IH), city of Portland, allowing for wide range of outside storage & industrial uses
CEILING HEIGHT	15' 6"
POWER	3-phase electrical
LOADING	8 grade doors (drive-thru capability), 2 docks & additional dock loading on cross-dock platform
VISIBILITY	Excellent visibility on Front Ave
LOCATION	Easy access to NW Yeon Ave & I-405, close proximity to downtown Portland
SALE PRICE	\$2,500,000 (\$170/SF building, \$16/SF excess land)



Mass Timber and Housing Innovation Campus at T2

The Port of Portland is transforming a former marine terminal into a statewide hub for Oregon's mass timber industry and housing manufacturing to help grow the state's economy and address some of our region's biggest challenges, from climate change to housing.

The Mass Timber and Housing Innovation Campus at T2 continues Oregon's legacy as a pioneer in sustainable forest management, research and development of new products, and testing of innovative technologies, while demonstrating the link between academics and vocation by promoting visibility to applied research and workforce training.

The 40-acre campus aims to provide a curated experience in which tenants, including manufacturing and research partners, will operate independently with a shared vision for housing innovation, mass timber industry growth, and access to quality jobs and economic opportunity.

Campus Overview & Facilities

University of Oregon Acoustics Research & Energy Studies
in Buildings Labs

Housing manufacturing facilities

Mass timber research and development

Zaug Timber Solutions temporary mass timber manufacturing facility

Incubator space for small-scale companies focused on innovation
in housing, mass timber, and climate initiatives

→ [PORTOFPORTLAND.COM](https://portofportland.com)

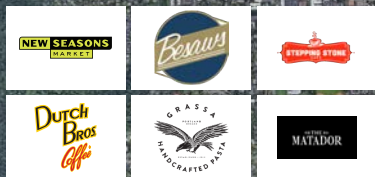
AVAILABLE FOR SALE



3147 NW FRONT AVE

PORTLAND

SUBJECT
PROPERTY

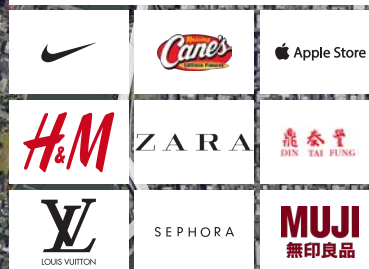


LEGACY EMANUEL
MEDICAL CENTER

MODA
CENTER

Downtown

PIONEER SQUARE



North East

Eastside

AVAILABLE FOR SALE

KIDDER MATHEWS



3147 NW FRONT AVE

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listed by*

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