



SE 63RD & FOSTER
4532 SE 63rd Ave. Portland OR



COMMERCIAL PRODUCTION SPACE FOR LEASE

+/- 5,886 SF Warehouse
\$14.00 PSF/NNN
+/- 4,000 SF basement space included

- Fenced off-street parking
- Roll door
- Bonus basement storage in warehouse
- Great opportunity for a maker's production space
- 1 block from SE Foster & Holgate
- 10 minutes to I-205

Foster Road corridor has seen a dramatic investment from both the public and private sectors that has transformed the area into one of Portland's most dynamic neighborhoods. This opportunity offers makers or distributors an affordable alternative to close-in production space.



**REAL ESTATE
INVESTMENT SERVICES**

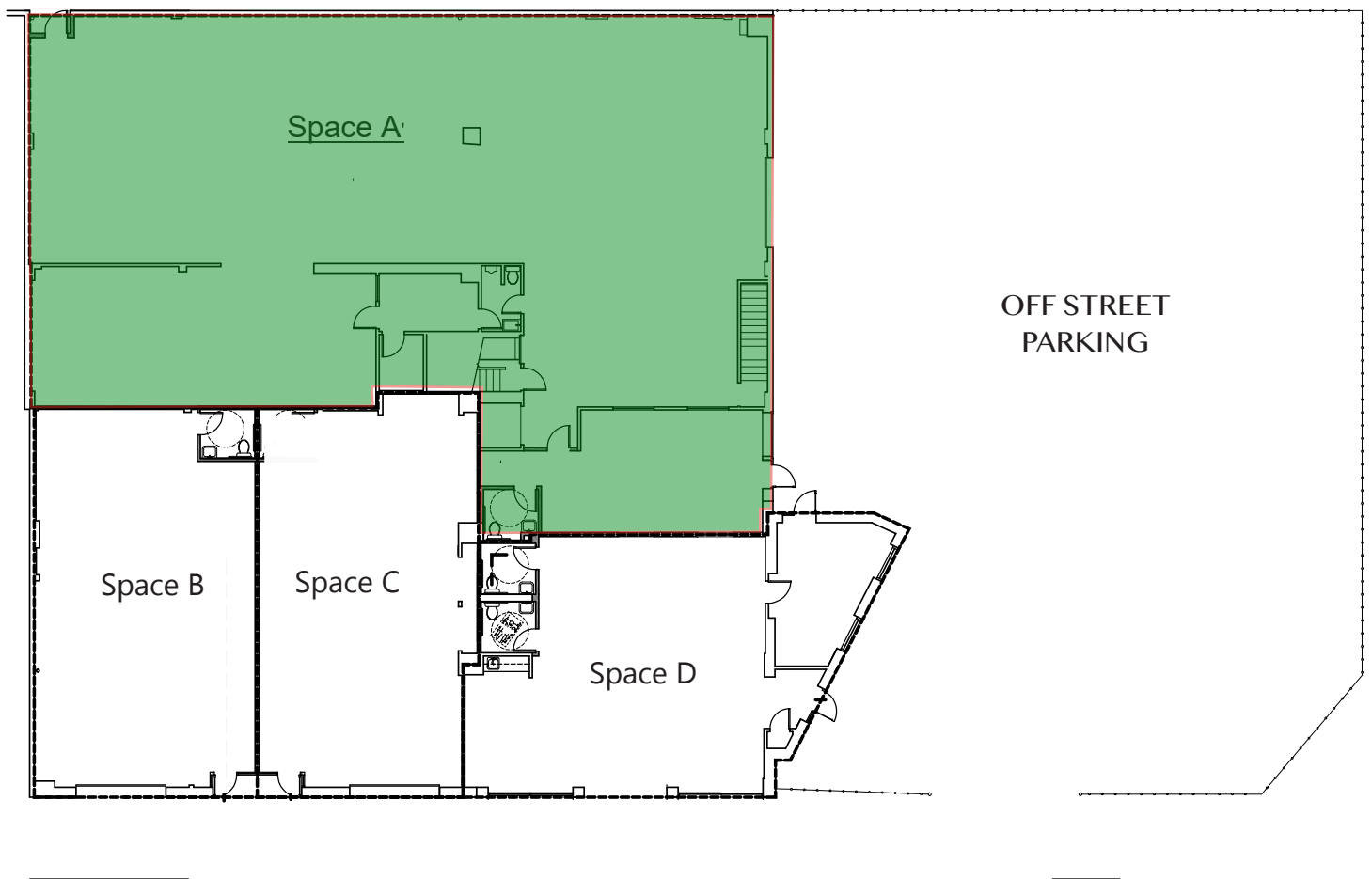
DEAN WIER PRINCIPAL BROKER

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SUITE	TENANT	SIZE
A	Available	5,866 SF
B	Sacred Summit	1,557 SF
C	Rail Solutions of Oregon	1,537 SF
D	Surf's Pup Doggie Lounge	1,772 SF



SITE PLAN



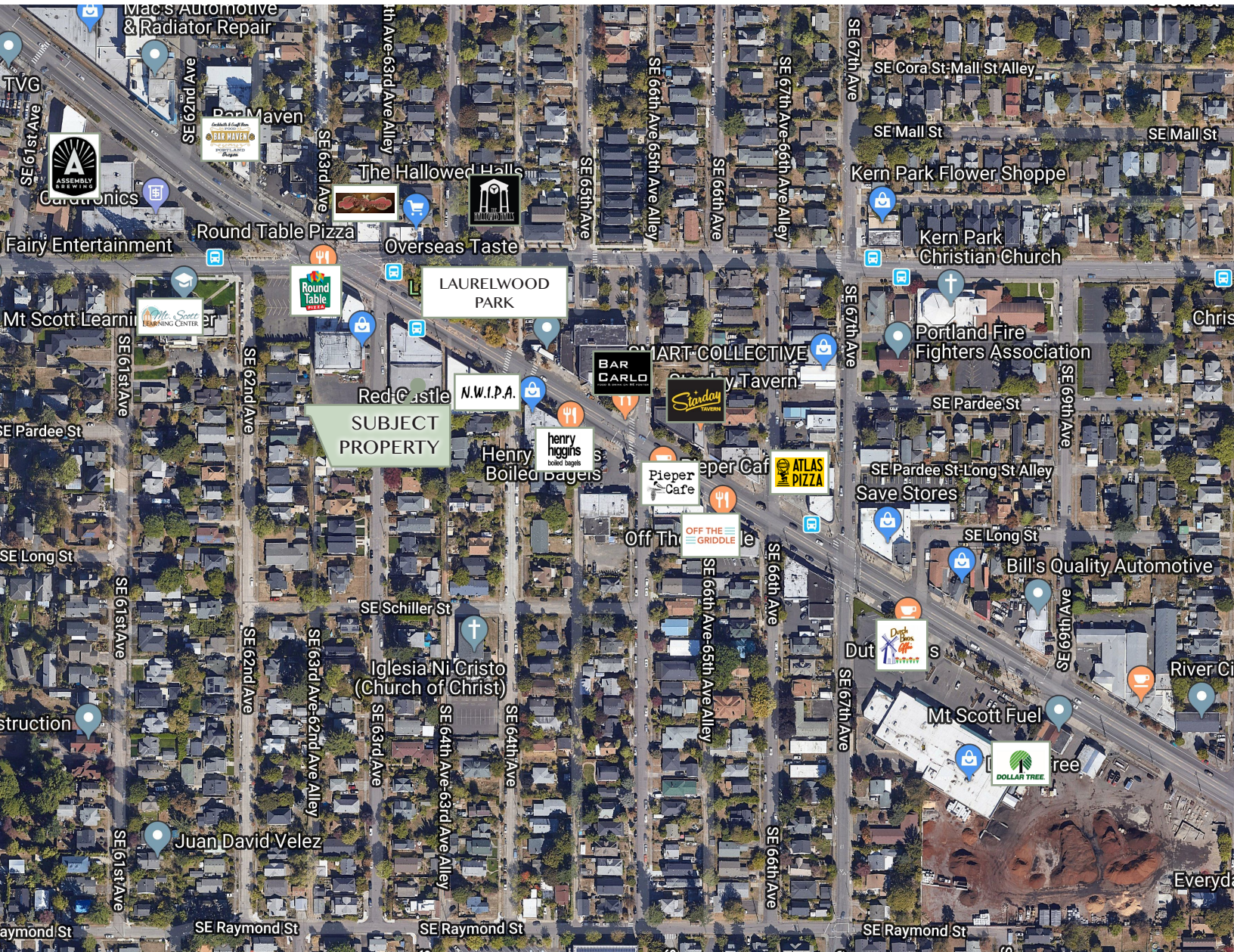
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DEMOGRAPHIC DATA

	2 Mile	5 Mile
2024 Est. Population	95,750	470,910
2029 Proj. Population	93,216	465,524
Average Household Income	\$105,728	\$103,397

Per CoStar



AERIAL MAP



The information detailed within has been obtained by sources we deem reliable; however, we cannot guarantee its accuracy.