

FOR SALE OR LEASE

6,942 SF BUILDING W/FENCED YARD

8404 N ALBINA AVE, PORTLAND, OR 97217

BUILDING SIZE	6,942 SF, concrete tilt building (built in 1978)
OFFICE AREA	1,500 SF office area (2 restrooms, kitchen area, conference room)
YARD AREA	4,035 SF graveled, fenced yard
POWER	120/240 volt, 3-phase, 200 Amp
SPRINKLERS	Wet system
CEILING HEIGHT	16'
LOADING	1 dock door 1 grade door
LOCATION	One block from I-5/Columbia Blvd freeway interchange. Columbia Blvd visibility (100' frontage)
LEASE RATE	\$6,630, NNN (\$0.75/\$0.95/SF)
SALE PRICE	\$1,388,400
AVAILABILITY	November 1, 2026



TONY RESER, SIOR
503.221.2271 | tony.reser@kidder.com

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YARD AREA



LOADING DOORS



AERIAL

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