

**PRICE REDUCED!**

**2425 SE MOORES ST**  
MILWAUKIE, OR 97222  
**FOR SALE | \$9,850,000**



For more information or a property tour, please contact:

**GREG NESTING**

Executive Vice President

503.490.9340

GregN@norris-stevens.com

*Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.*

07/24/2024

**Norris & Stevens**

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900 SW 5TH AVE, 17TH FLOOR | PORTLAND, OR 97204  
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# 2425 SE MOORES ST

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## WAREHOUSE/MANUFACTURING PROPERTY FOR SALE

### DETAILS

- Sale price: **\$7,850,000** (\$121.57 PSF)
- Total building size: ± 64,570 SF
- Office area: ± 1,357 SF
- Year built: 1960s to 1980
- Parking: 10 stalls in front of office (excludes yard)
- Site: ± 5.11 AC (222,592 SF)
- Site coverage: 29%
- Rail: Union Pacific spur on eastside of site with room for 6 cars
- Zoning: MUTSA (Tacoma Station Area Mixed Use Zone)
- Construction: Combination of steel frame with insulated metal skin, concrete block on slab foundation
- Roof: Steel frame with insulated metal skin
- Loading: 4 grade loading doors
- Fire suppression: Wet and dry sprinkler systems
- Clear height: 16 to 20 feet
- Power: Heavy 3 phase
- Utilities: Power – Portland General Electric  
Gas – Northwest Natural Gas  
Water/Sewer – Domestic  
Data – Zply Fiber and Xfinity



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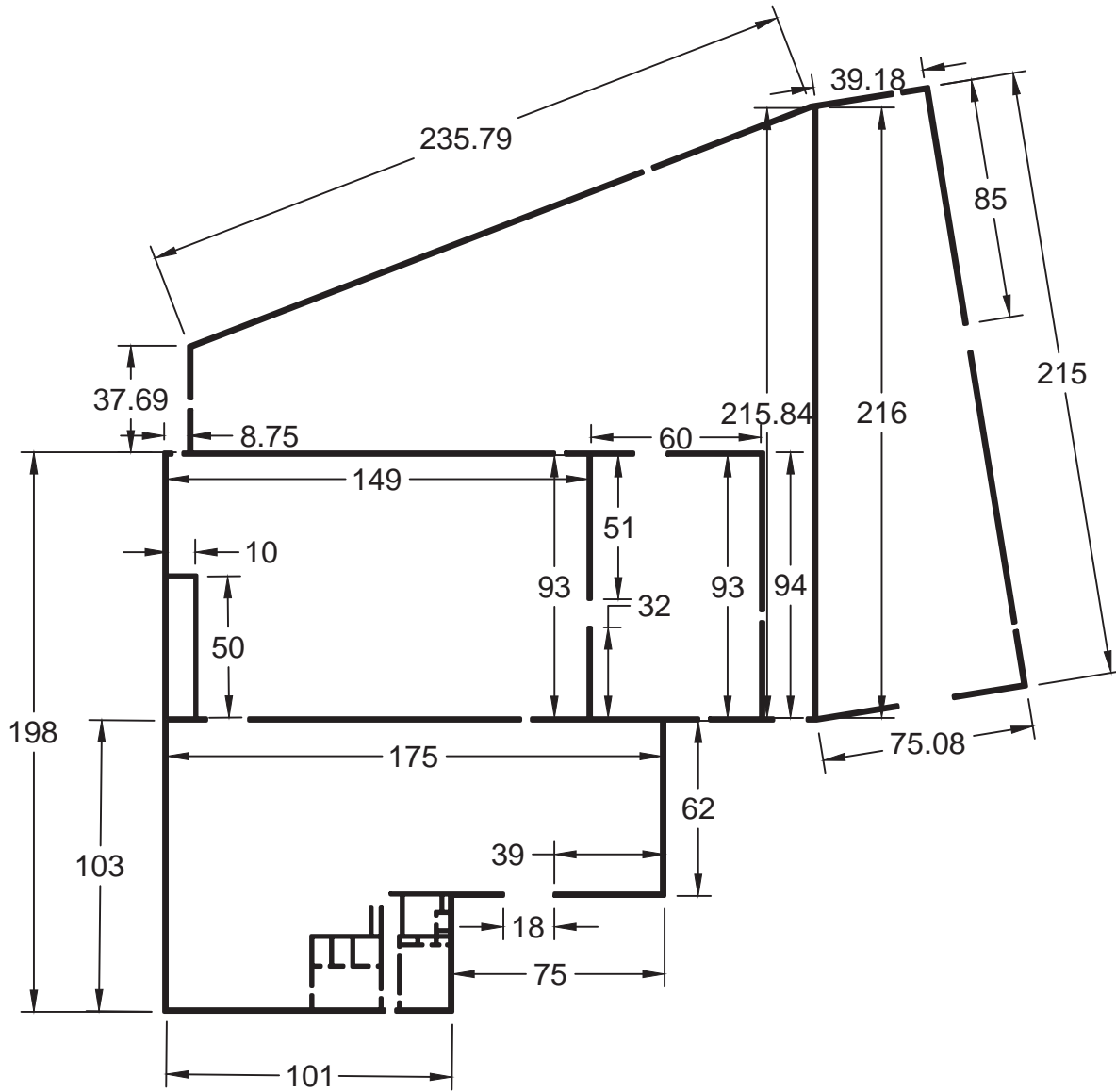
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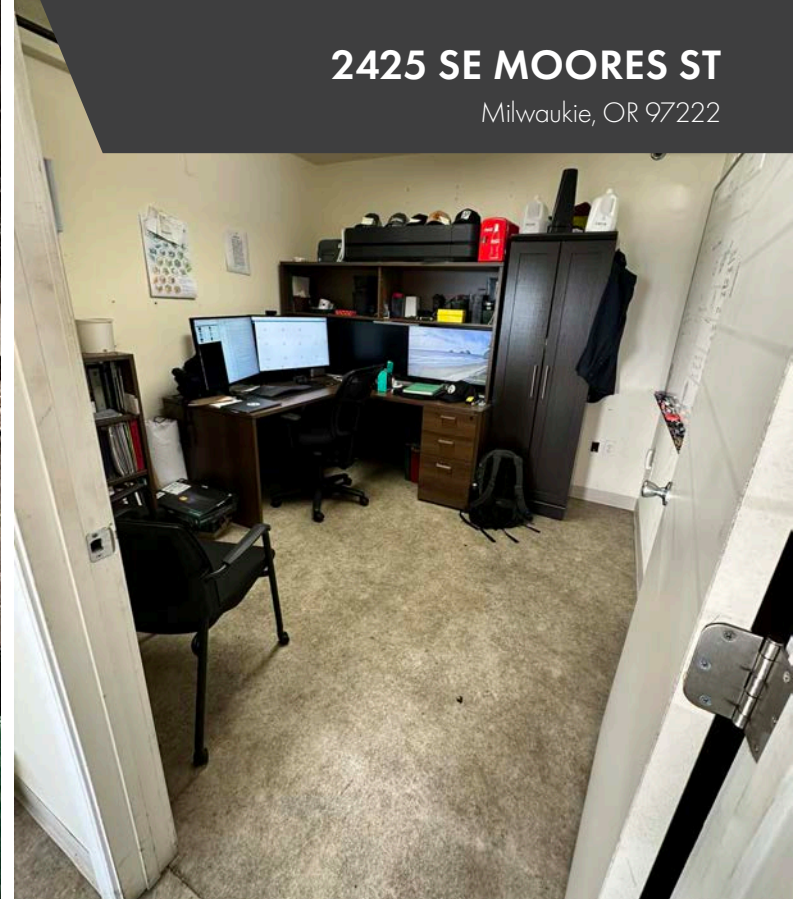
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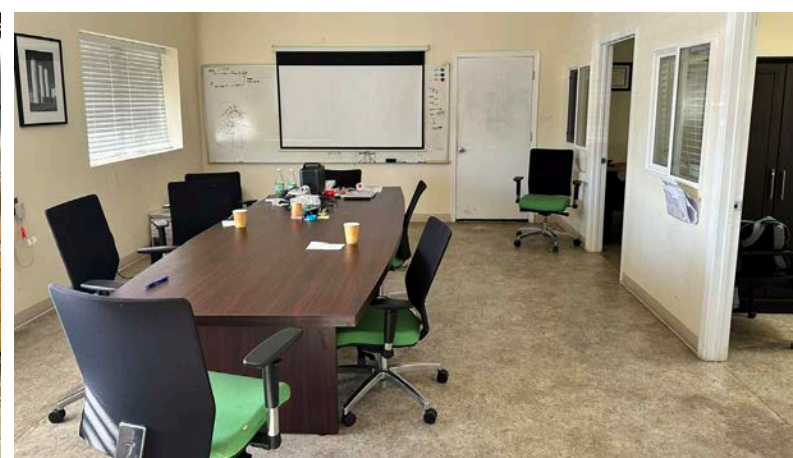
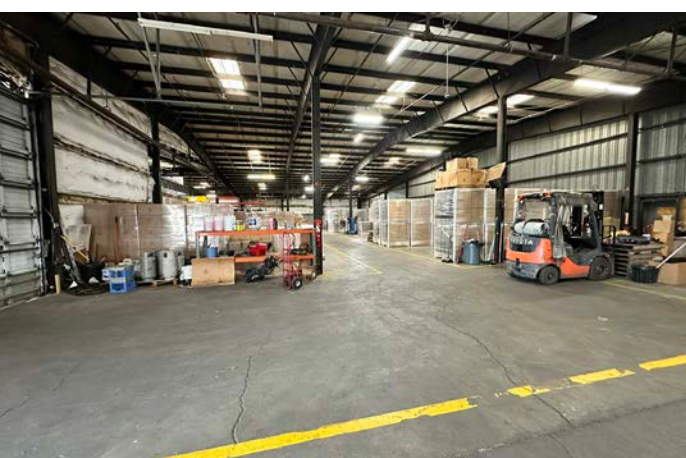
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PROPERTY PHOTOS



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LOCATION

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