

PRICE REDUCTION!
Lease-Back Option Available!

FOR SALE

21640 SE STARK ST

GRESHAM, OR 97030

SALE PRICE
\$2,500,000

BUILDING SIZE
14,400 SF

ZACH REICHLÉ
503.706.0562
zach@macadamforbes.com

 **3D MODEL**

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY DESCRIPTION

The property is currently vacant and available immediately for an owner-user. It consists of approximately 14,400 square feet situated on 0.81 acres and features a functional mix of warehouse and office space. Zoned GI (General Industrial) by the City of Gresham, the property allows for a wide range of industrial uses, including construction, manufacturing, warehousing and storage, trade schools, wholesaling, and many more.

The site offers ample front parking, along with a gated, paved yard area suitable for overflow parking or outdoor storage. Additional features include two grade-level loading doors at the rear of the building. The property also benefits from strong visibility along Stark Street and a central location within the eastern Portland metro submarket.

PROPERTY HIGHLIGHTS

- Lease back option available at market rate on a five year deal.
- Building Area: 14,400 SF of total useable area
- Zoning: GI (General Industrial), City of Gresham
- Loading: 2 Grade Level Doors
- Clear Height: 16'

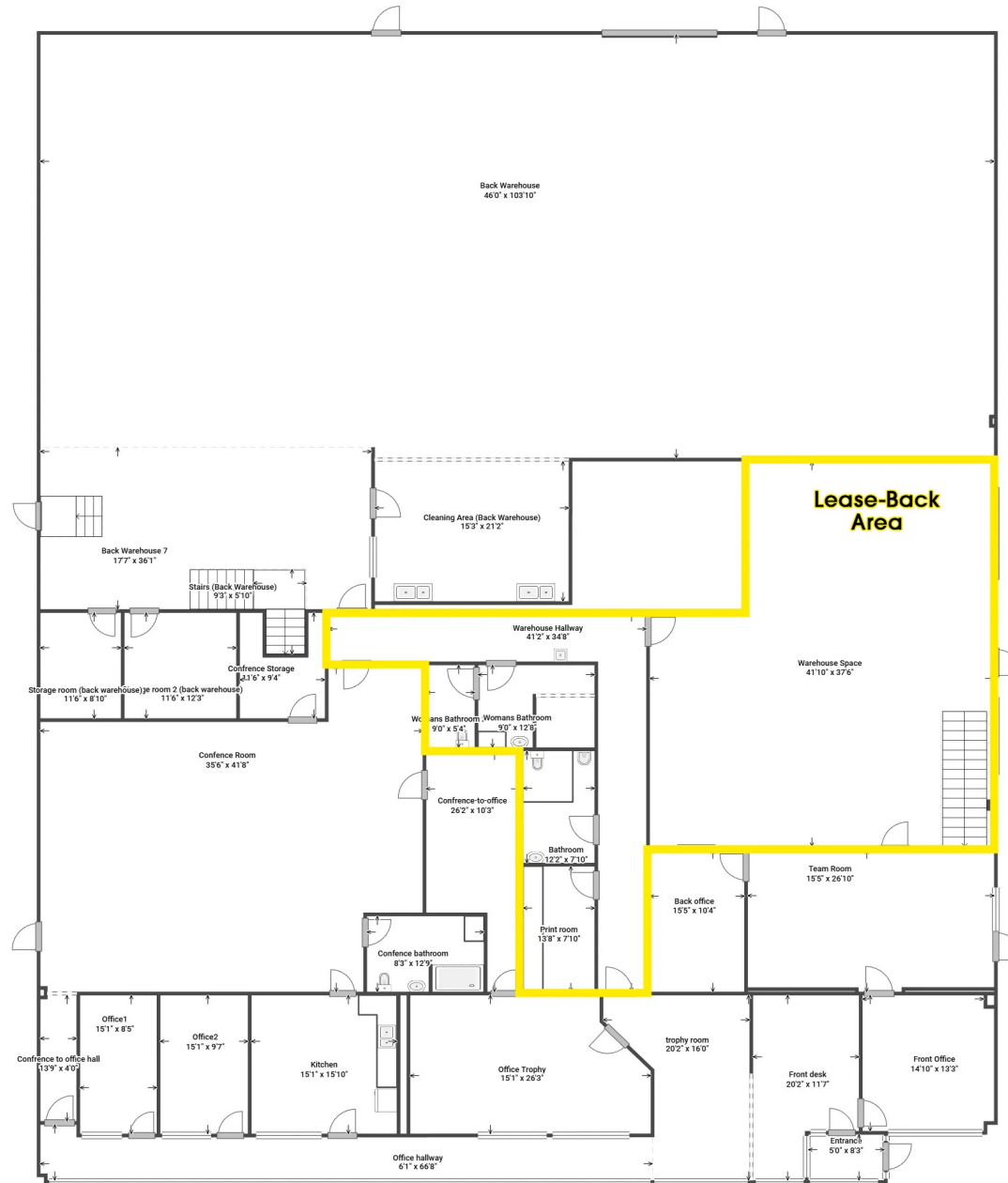
OFFERING SUMMARY

Sale Price:	\$2,700,000 \$2,500,000
Lot Size:	0.81 Acres
Building Size:	14,400 SF
Zoning:	GI (General Industrial), City of Gresham



ZACH REICHL

503.706.0562 | zach@macadamforbes.com



ZACH REICHL

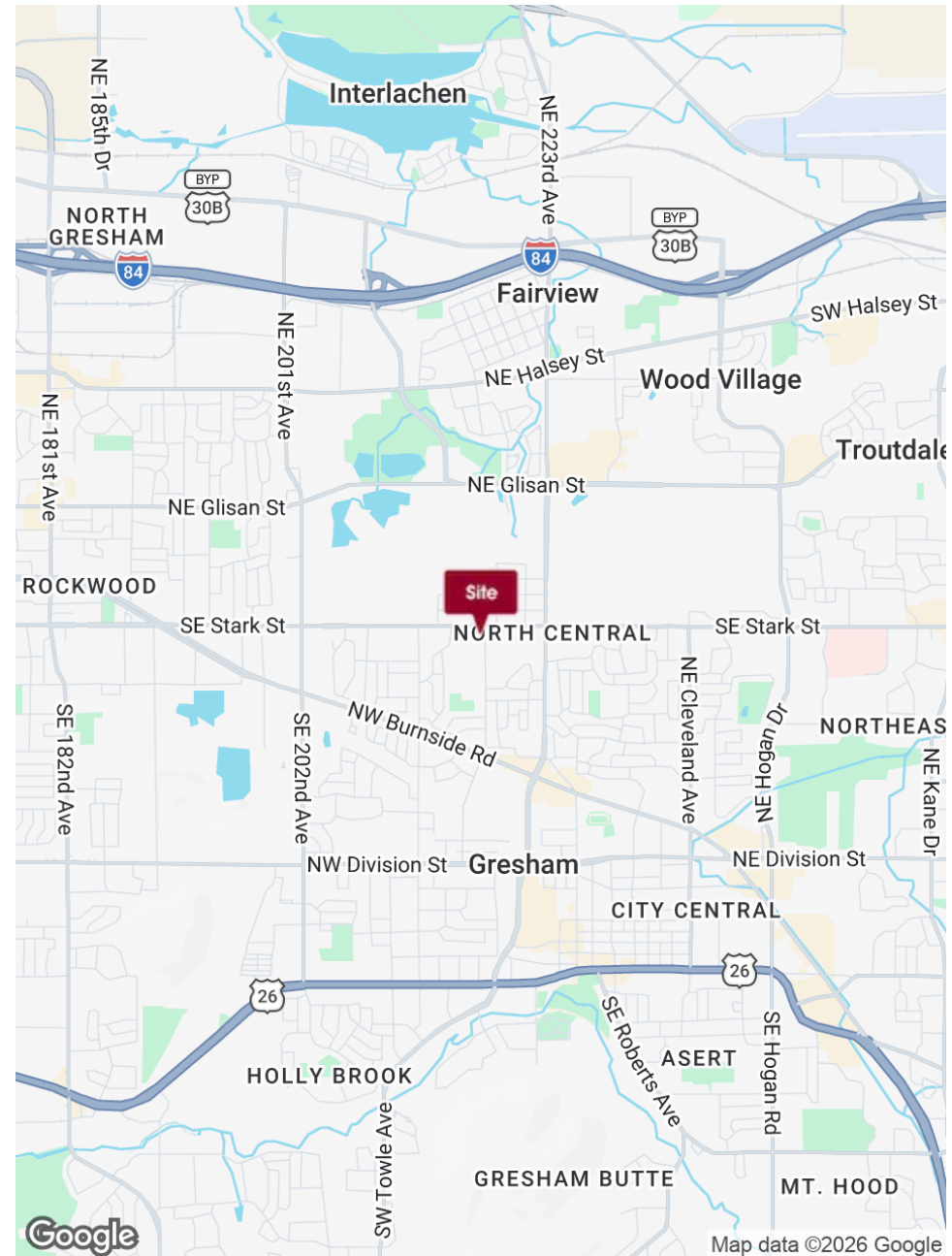
503.706.0562 | zach@macadamforbes.com



LOCATION OVERVIEW

Located in East Gresham, Oregon, within an established industrial and commercial corridor serving the greater Portland metro area. The property offers convenient access to I-84 via nearby 181st Ave and 202nd Ave, providing efficient connectivity to Portland, Troutdale, and the Columbia River Gorge. The site benefits from its proximity to regional transportation routes, a strong local labor pool, and nearby industrial users, making it well-positioned for distribution, service, or light manufacturing operations.

LOCATION	DISTANCE	TIME
Highway 26	1.9 mi	5 min
Interstate 84	2.5 mi	7 min
Portland International Airport	9.3 mi	17 min



ZACH REICHL

503.706.0562 | zach@macadamforbes.com