

# FOR SALE

2506 NE Multnomah St, Portland, OR 97232



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COMMERCIAL<sup>SM</sup>

# PROPERTY OVERVIEW



2506 NE Multnomah St, Portland, OR 97232  
Parcel: R316802 & R316853

# \$1,990,000

**IG2 | General Industrial 2**  
**R2.5 | Residentail 2,500 SQFT**

This two-parcel property in Portland's Sullivan's Gulch neighborhood features a two-story industrial warehouse building zoned IG2, complete with two drive-in doors.

<b>Zoning</b>	<b>IG2 &amp; R2.5</b>
<b>Bldg Size</b>	<b>65,060 SQFT</b>
<b>Lot(s) Size</b>	<b>3.29 Acres</b>
<b>Year Built</b>	<b>1910</b>
<b>County</b>	<b>Multnomah</b>



**PURPOSE**

Implements the Industrial Sanctuary designation of Portland's 2035 Comprehensive Plan. Preserves land for industrial uses while restricting non-industrial uses that could create conflicts.

**PERMITTED USES**

- Manufacturing & warehousing
- Processing & freight movement
- Most industrial uses by right
- Office/Retail limited to 4 uses/site

**KEY STANDARDS**

- Residential: **not allowed**
- Office/Retail cap: **20,000 SF**
- Low-to-medium building coverage
- Larger lots, irregular/large-block pattern

**R2.5 SINGLE-DWELLING RESIDENTIAL 2,500**

**PURPOSE**

Highest-density single-dwelling zone. Allows compact single-family and missing-middle housing. Typically applied near transit corridors as a transition between mixed-use and lower-density residential.

**ALLOWED HOUSING**

- Single-family, duplexes, triplexes, fourplexes
- Up to **6 units** w/ affordability bonus
- ADUs & attached rowhouses
- Cottage clusters (3–16 units)

**KEY STANDARDS**

- Max density: **~17.4 units/acre**
- Min lot area: **2,500 SF/unit**
- Height: **~30 ft**
- **No min. parking** required

**USES ALLOWED vs. NOT ALLOWED**

Summary comparison of major use categories under Portland Title 33 (Tables 110-1 and 140-1). Many uses have detailed limits, footnotes, and conditions in the code — confirm any specific use with the current zoning code before relying on this chart.

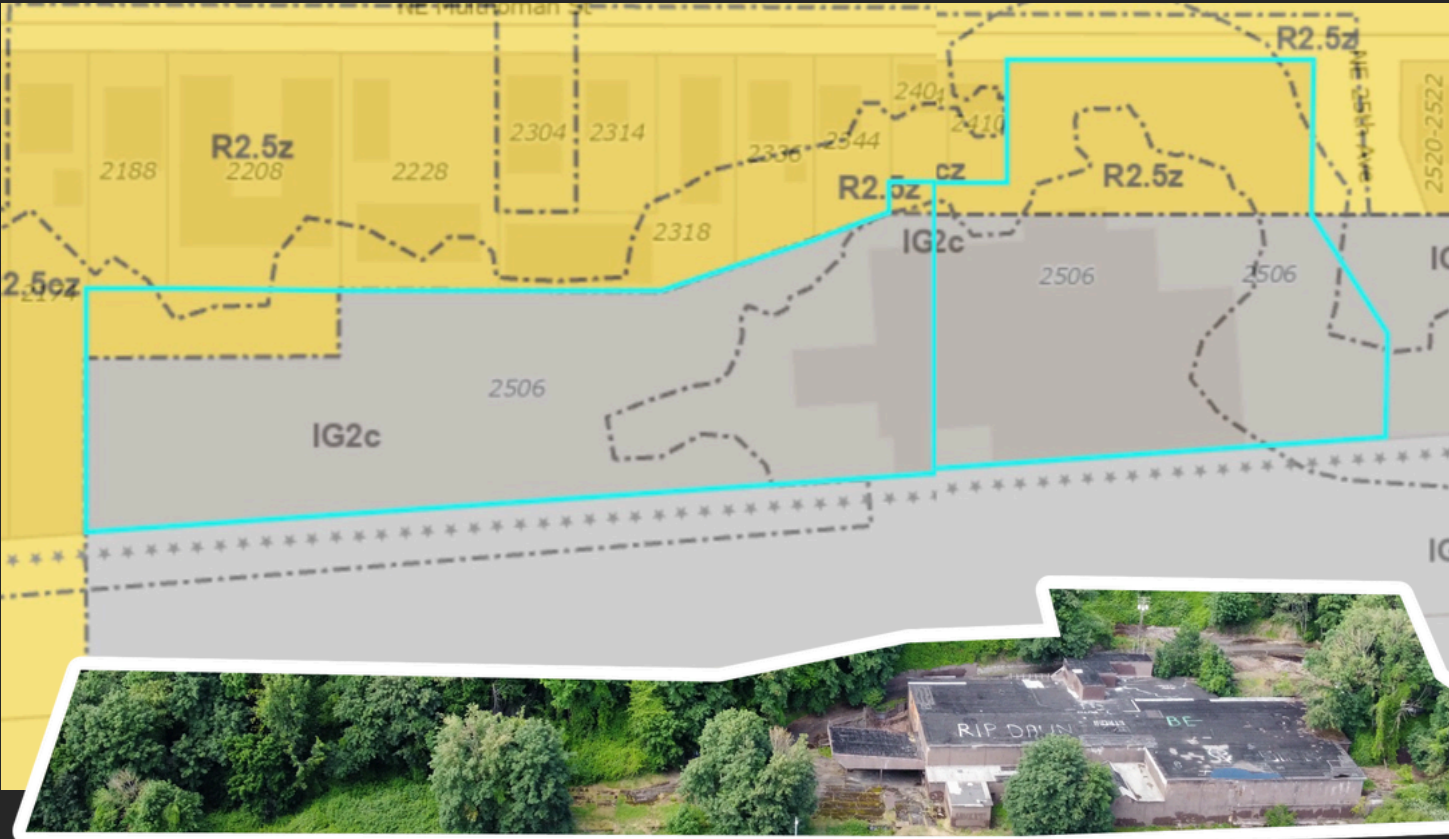
	Y Allowed	L Limited / accessory	CU Conditional Use	N Not Allowed
<b>Category</b>				
<b>Use</b>				
			<b>IG2</b>	<b>R2.5</b>
<b>Residential</b>				
Household Living (houses, ADUs, duplex-fourplex)			N	Y
Group Living (group home, SRO, fraternity)			N	L
<b>Commercial</b>				
Retail Sales & Service			L	N
Office			L	N
Quick Vehicle Servicing (gas, car wash)			Y	N
Vehicle Repair			Y	N
Commercial Outdoor Recreation			CU	N
Major Event Entertainment			CU	N
Commercial Parking			Y	N
Self-Service Storage			Y	N
<b>Institutional</b>				
Basic Utilities			Y	L
Community Service			CU	CU
Parks & Open Areas			Y	Y
Schools (K–12)			N	CU
Colleges			N	CU
Medical Centers			N	CU
Religious Institutions			CU	CU
Daycare			L	L
<b>Industrial</b>				
Manufacturing & Production			Y	N
Warehouse & Freight Movement			Y	N
Industrial Service			Y	N
Railroad Yards			Y	N
Waste-Related (recycling, transfer)			CU	N
<b>Other</b>				
Agriculture			Y	L
Aviation & Surface Passenger Terminals			CU	N
Detention Facilities			CU	N
Mining			CU	N
Radio Frequency Transmission Facilities			Y	CU
Rail Lines & Utility Corridors			Y	Y

**Key Notes & Caveats**

- **IG2 commercial cap:** Retail & Office combined ≤ 20,000 sq ft per site (or site area, whichever is less); ≤ 4 such uses per site.
- **R2.5 home occupations:** Limited business use within a dwelling may be allowed under Chapter 33.203, even though Retail and Office are not allowed as primary uses.
- **R2.5 multi-unit housing:** Residential Infill Project allows up to 4 units by right on most lots, or up to 6 with affordability; cottage clusters permitted.
- **Limited (L)** uses are allowed only if specific size/location/accessory limits are met. **Conditional Use (CU)** requires discretionary land-use review.
- **Overlay zones** (Environmental, Greenway, Historic, Plan District) can add or restrict allowed uses on a specific site.

Source: City of Portland Title 33 Planning & Zoning — [Chapter 33.140 \(Industrial\)](#) and [Chapter 33.110 \(Single-Dwelling\)](#). This chart is a summary; consult the current code for authoritative use designations.

# ZONING OVERVIEW



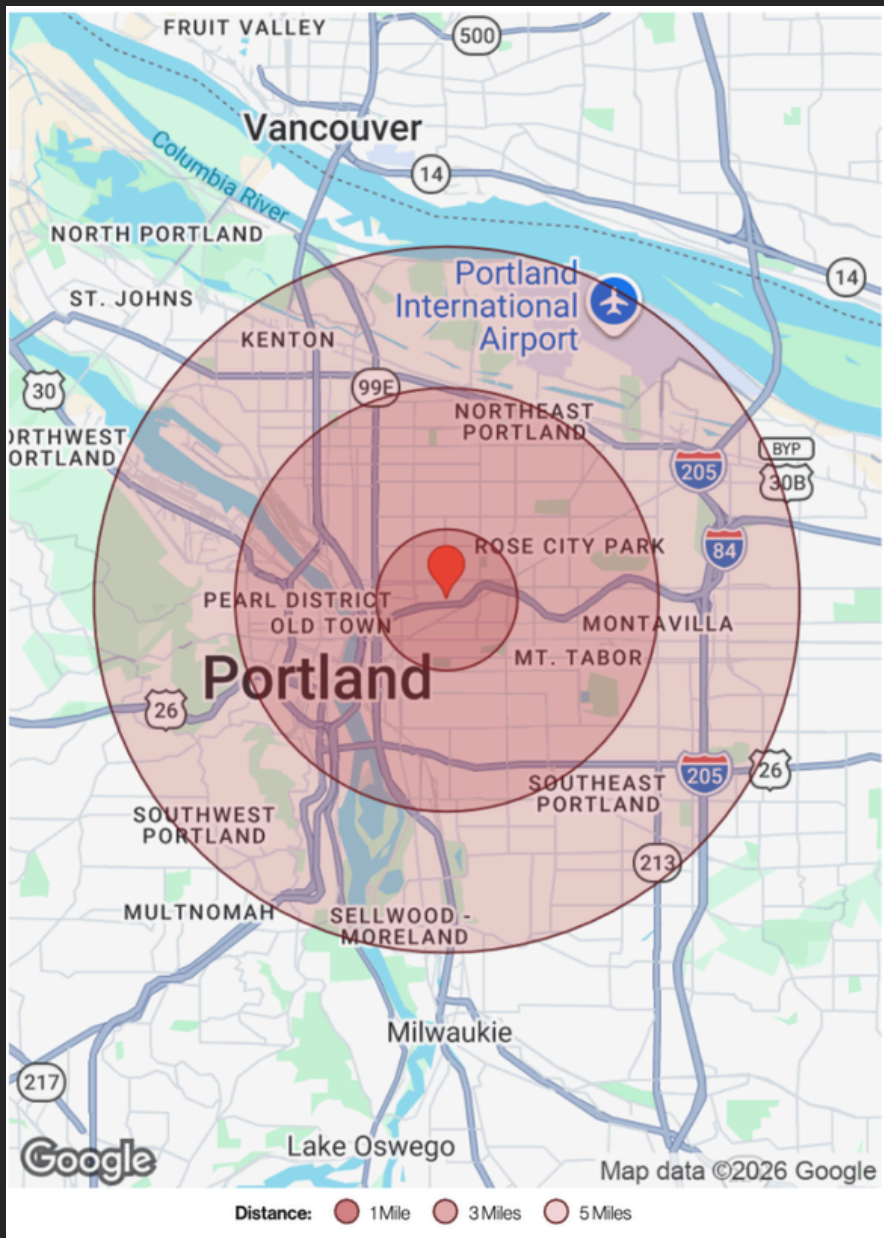
Feature	IG2 — General Industrial 2	R2.5 — Single-Dwelling 2,500
Primary Use	Industrial / employment	Residential
Comp Plan Designation	Industrial Sanctuary	Residential 2,500
Site Character	Larger lots, spacious development	Compact, walkable residential
Residential Allowed	No	Yes — up to 4 (or 6 with affordability)
Retail / Office	Limited; ≤ 20,000 sq ft accessory	Limited / conditional
Max Density	Governed by FAR / coverage	~17.4 units/acre
Min Lot per Unit	N/A (industrial)	2,500 sq ft
Parking Minimum	Per Ch. 33.140	None for residential
Typical Context	Industrial sanctuaries, freight corridors	Near transit, centers, corridors
Governing Chapter	Title 33, Ch. 33.140	Title 33, Ch. 33.110



I-84  
**Vehicles Per Day:  
177,000 +**

<b>I-84 On-Ramp (NE 33<sup>rd</sup> Ave)</b>	<b>0.2 Mi</b>
<b>I-84 / I-5 Interchange</b>	<b>2 Mi</b>
<b>I-84 / I-205 Interchange</b>	<b>5 Mi</b>
<b>OR-99E</b>	<b>0.5 Mi</b>

# DEMOGRAPHICS



Category	Sub-category	1 Mile	3 Miles	5 Miles
<b>Population</b>	Male	15,187	137,213	233,064
	Female	14,971	129,440	221,591
	Total Population	30,158	266,653	454,655
<b>Housing</b>	Total Units	18,240	149,334	238,081
	Occupied	16,480	135,024	216,003
	Owner Occupied	5,772	52,415	99,133
	Renter Occupied	10,708	82,609	116,870
	Vacant	1,760	14,311	22,078
<b>Age</b>	Ages 0-14	2,927	27,884	53,580
	Ages 15-24	2,378	24,533	43,792
	Ages 25-54	17,529	149,190	242,441
	Ages 55-64	2,731	26,408	46,494
	Ages 65+	4,593	38,639	68,348
	<b>Income</b>	Median	\$89,186	\$96,621
Under \$15k		1,052	12,355	18,310
\$15k-\$25k		874	6,306	10,525
\$25k-\$35k		1,035	8,001	12,050
\$35k-\$50k		1,891	11,153	17,181
\$50k-\$75k		2,244	16,510	26,670
\$75k-\$100k		2,016	15,246	24,607
\$100k-\$150k		2,463	22,903	38,889
\$150k-\$200k		1,746	15,719	25,129
Over \$200k		3,160	26,830	42,642