



For Lease

2801 NE Riverside Way
Portland, Oregon 97211

Multi-Use Industrial Space





9,900 SF with 936 SF 1st floor and 621 SF 2nd floor office

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Property Overview

Address	2801 NE Riverside Way, Portland, OR 97211
Available Space	9,900 SF: <ul style="list-style-type: none">• 936 SF first floor office• 621 SF second floor mezzanine office
Construction	Concrete Tilt-Up
Dock Loading	2 dock high doors
Grade Loading	1 Grade door
Clear Height	19' 5"
Sprinklers	Wet System
Electrical	Approx. 200 Amps 3-Phase
Zoning	IG2, General Industrial 2 
Enterprise Zone	Located in the Portland Enterprise Zone 

Summary

Highly functional ±9,900 square foot industrial space designed for efficient distribution, light manufacturing, or service operations. The property features both dock-high and grade-level loading, offering maximum flexibility for a variety of users.

The building provides a clear, efficient layout with strong shipping capability, excellent access for delivery vehicles, and conveniently located on NE Riverside Way. Ideal for companies seeking a practical, well-sized facility without paying for excess square footage.

- Located near Columbia Blvd and NE Marine Drive which provides easy access to I-5 and I-205.
- Efficient warehouse configuration.
- Well suited for distribution, light manufacturing, or contractor use.

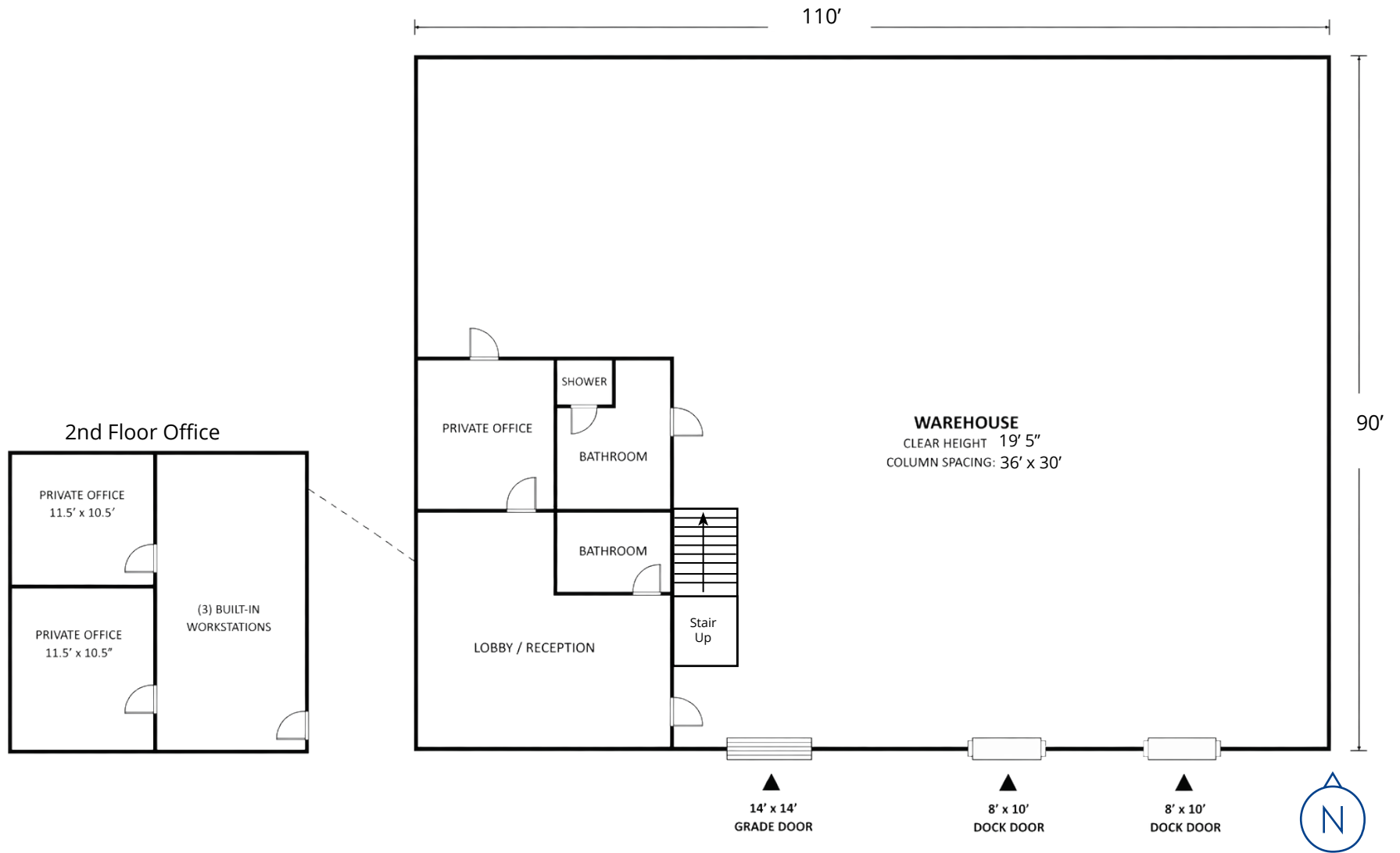


Key Highlights

- Office bathroom
- Warehouse bathroom with shower
- Dock and Grade loading
- Available June 1, 2026

Lease Rate: \$0.90 SF/Month blended + NNN's
NNN's estimated at \$0.26 SF/Mo.

Floor Plan



*Floor Plan not to scale.
For marketing purposes only.*

Area Map



NE Argyle St



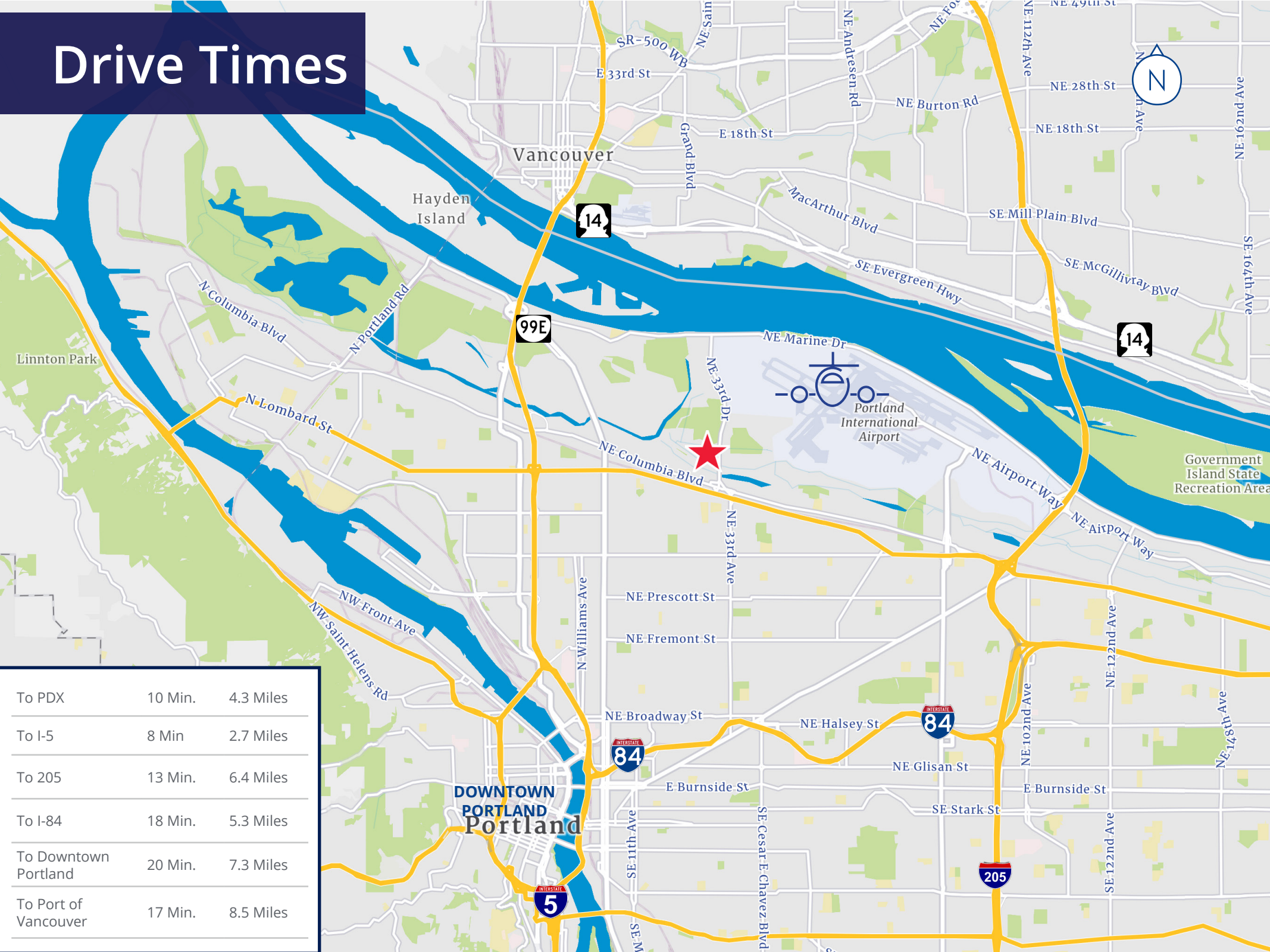
NE Bryant St

NE Columbia Blvd

NE Lombard St

NE 17th St

Drive Times





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