



FOR LEASE

EASTSIDE WAREHOUSE

**STAND ALONE
WITH PARKING**

12,000 SQ. FT.+/-

1,260 SQ. FT.+/- OFFICE SPACE

3365 SE 17TH AVENUE
PORTLAND, OR 97202

CALL BROKER FOR RATES

MIKE MALONEY

REAL ESTATE BROKER

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503.539.8312

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LICENSED IN OREGON #201210061

Excellent East Side Warehouse Opportunity

Prime opportunity to place your business on the corner of a city block in SE Portland with coveted off street parking.

12,000 Sq.Ft. +/- Concrete Tilt Up Warehouse

Located Close In Eastside
In The Brooklyn Neighborhood

Across the street from the MAX
Orange Line and positioned
between McLoughlin and Powell.

- 12,000 Sq. Ft. +/-
- 16' Clear Height
- 2 Gas Heaters in Warehouse
- 2 Restrooms
- Sprinklered
- Double Door Entry from Parking Lot
- 3 Grade Level Loading Doors (4'X12', 14'X16', and 14x14)
- Three-Phase Electrical
- EG1 Zoning
- 11 Parking Spaces
- 7828 SF of Yard/Parking Lot

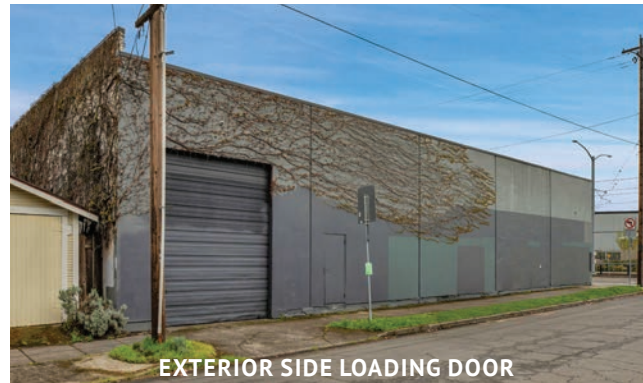
1,260 Sq. Ft. +/- of
Basic Office Space
(4 Rooms, 2 Restrooms,
Storage Closet) with HVAC

LOCATION

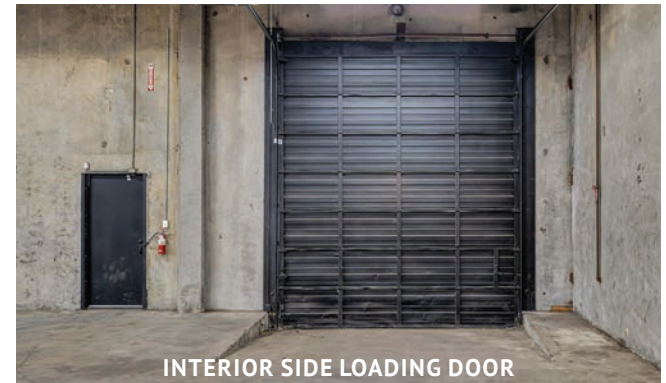
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Portland, OR. 97202



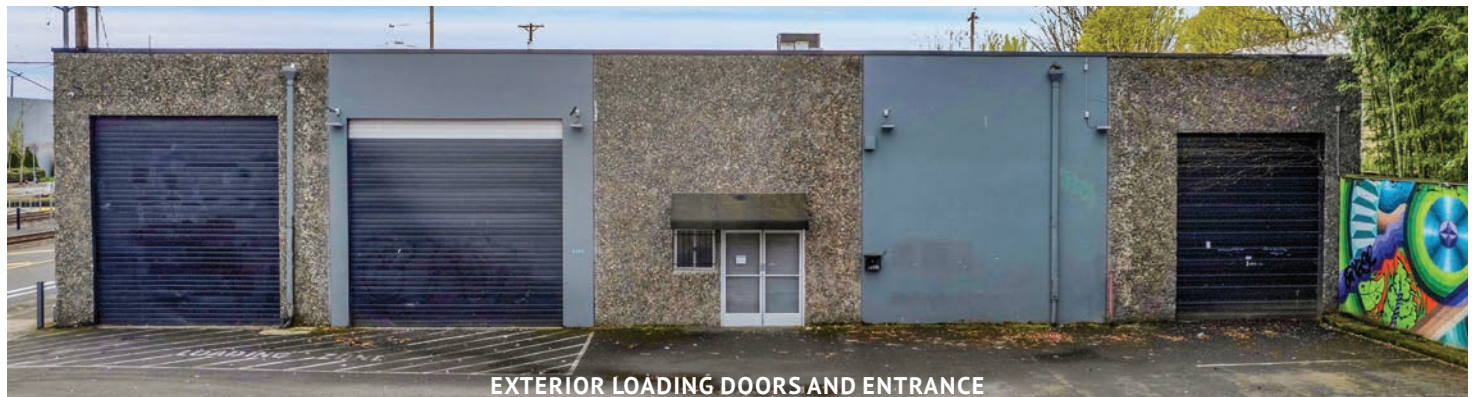
INTERIOR WAREHOUSE



EXTERIOR SIDE LOADING DOOR



INTERIOR SIDE LOADING DOOR

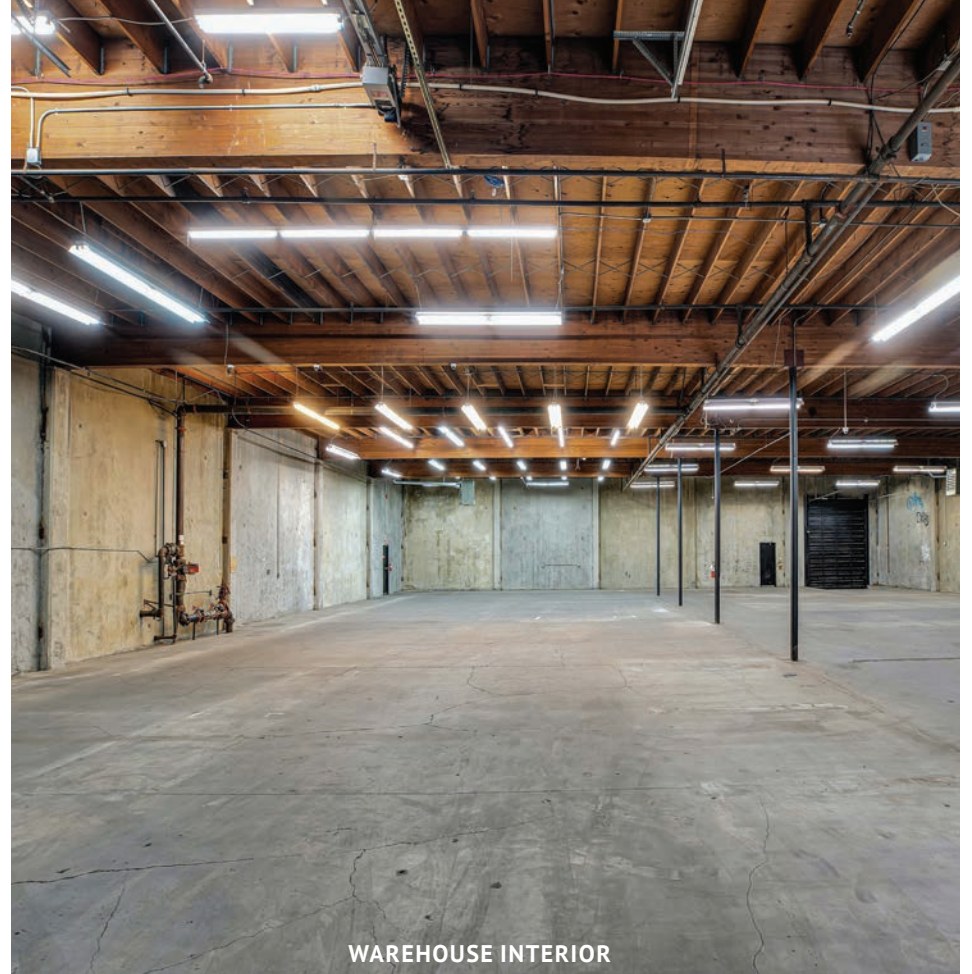


EXTERIOR LOADING DOORS AND ENTRANCE

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SE 17TH AVENUE



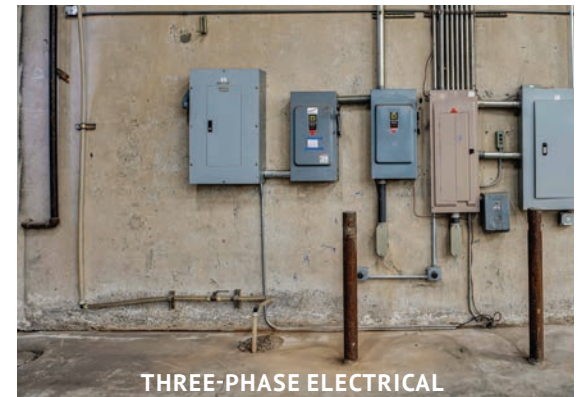
WAREHOUSE INTERIOR



EXTERIOR VIEW



SPRINKLERED SYSTEM



THREE-PHASE ELECTRICAL



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