



# 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

[mikem@solderapropterties.com](mailto:mikem@solderapropterties.com)

503.539.8312

**SOLDERA**  
**COMMERCIAL**  
REAL ESTATE

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

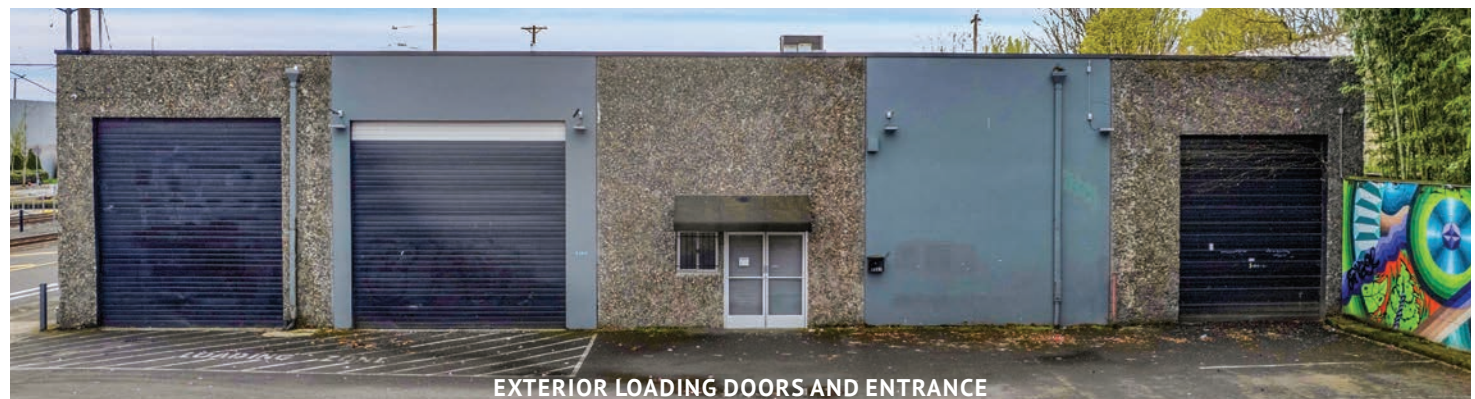
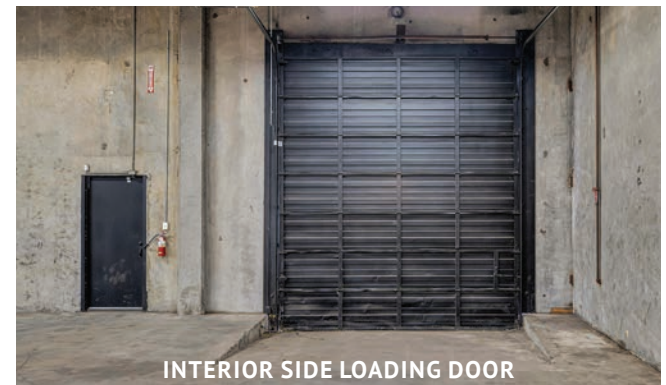
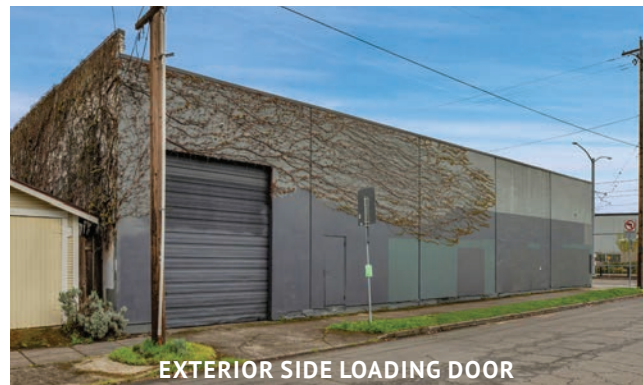
Across the street from the MAX  
Orange Line and positioned  
between McLoughlin and Powell.

- 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

3365 SE 17th Avenue  
Portland, OR. 97202

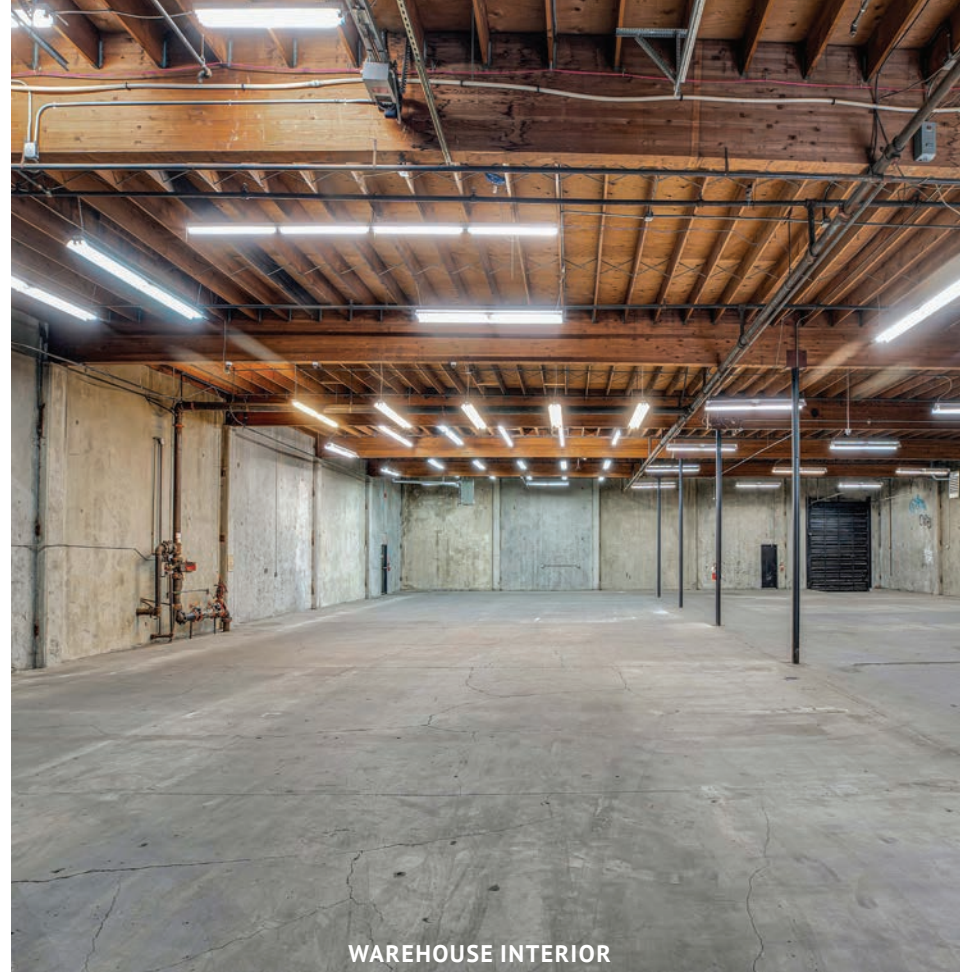


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SE 17TH AVENUE



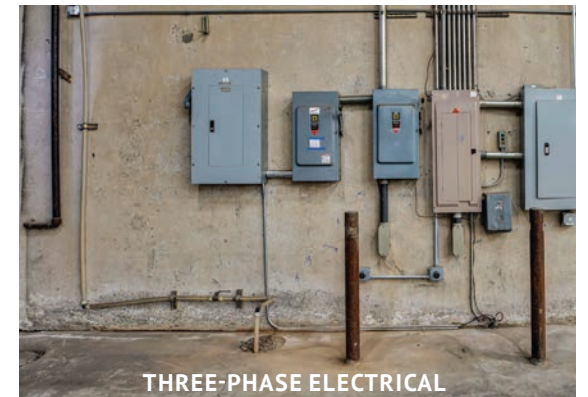
WAREHOUSE INTERIOR



EXTERIOR VIEW



SPRINKLERED SYSTEM



THREE-PHASE ELECTRICAL



