

# FOR LEASE

## INDUSTRIAL PROPERTY

SHOP & OFFICE  
SPACE PLUS  
FENCED YARD

4545 NE 148TH AVE  
PORTLAND, OR 97230

\$8,750/MONTH MG

MIKE MALONEY

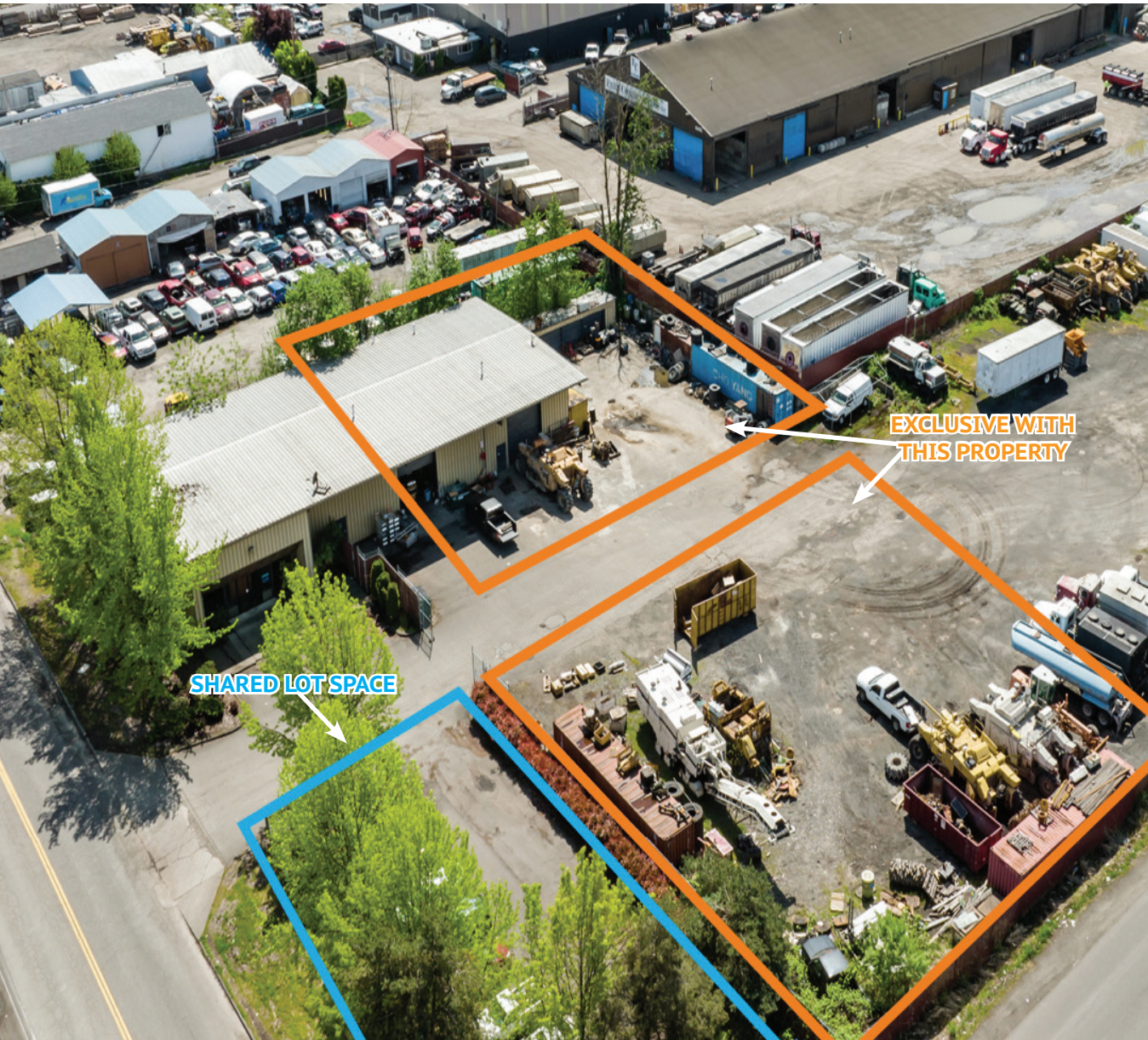
REAL ESTATE BROKER

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

503.539.8312

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SHARED LOT SPACE

EXCLUSIVE WITH  
THIS PROPERTY

Conveniently located in NE Portland - industrial space with 16,000 SF of adjacent yard. Perfect location for those wanting proximity to central Portland or Vancouver/Camas. The bonus storage mezzanine and optional crane and air compressor give the space a whole host of options for use.





## OVERVIEW

- 4545 NE 148th Ave Portland, 97230
- 40'x40' Shop Space With Crane In Shop - could be taken out for the right tenant
- Shared Parking Spaces in Front
- 16,000 +/- SF Fenced Yard in Back
- Shared Restroom
- 2 Offices (150+/- SF)
- + BONUS Storage Mezzanine
- Air Compressor
- Concrete Slab Floor
- Roll Up Door

## LOCATION

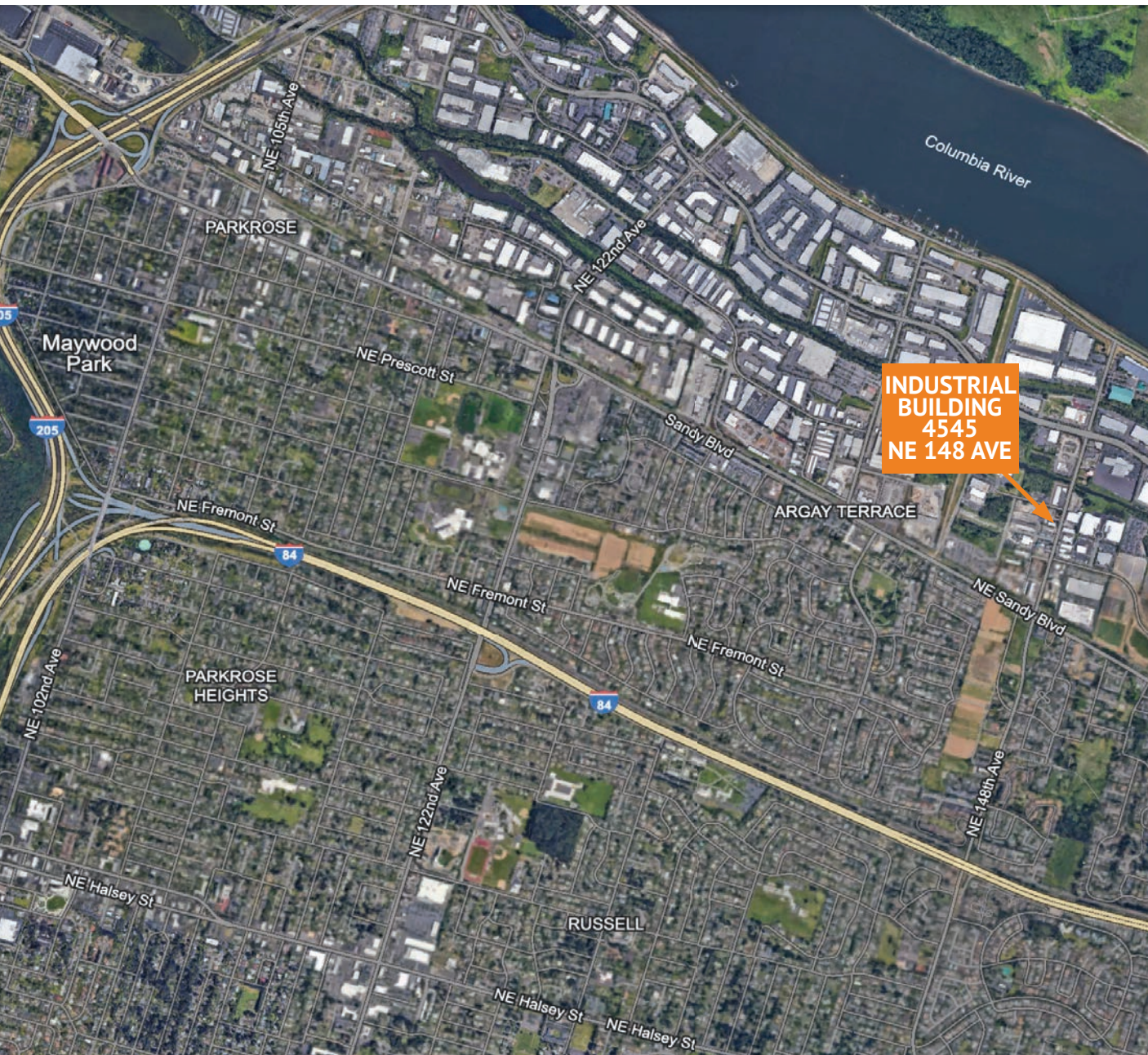
Approximately 20 Minutes To Downtown Portland, 10 Minutes To I-205, 10 Minutes To PDX Airport

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. User must verify the information and bears all risk for any inaccuracies.



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