

SOLD BY COMMERCIAL BLACK

8315 N Borthwick Avenue - **Peidmont** - N Portland Oregon

Price: \$1,400,000

Market: User

Acquired: 2017

Land: +/- 23,000 SF

Building: +/- 25,000 SF

Per SF: \$56

Built: 1965



Commercial Black brokered this owner user transaction in 2017 and represented the seller. This building was used as machine shop by the Benz Spring Corporation, a 4th generation Oregon company and family held.

The centrally located (I-5 Corridor) building is on a +/- 23,000 SF commercial lot and includes a +/- 25,000 SF office and warehouse building.

It has 4 grade level doors and an entire block of frontage on North Columbia Blvd.

The full service cost to own this building is roughly \$12.00 per square foot annually (NNN). A low barrier of entry value on the purchase of this building.

This building has over 1,200 AMPS of power with good distribution.

Buildings such as this aren't rare but when they are put on the market they usually generate interest.