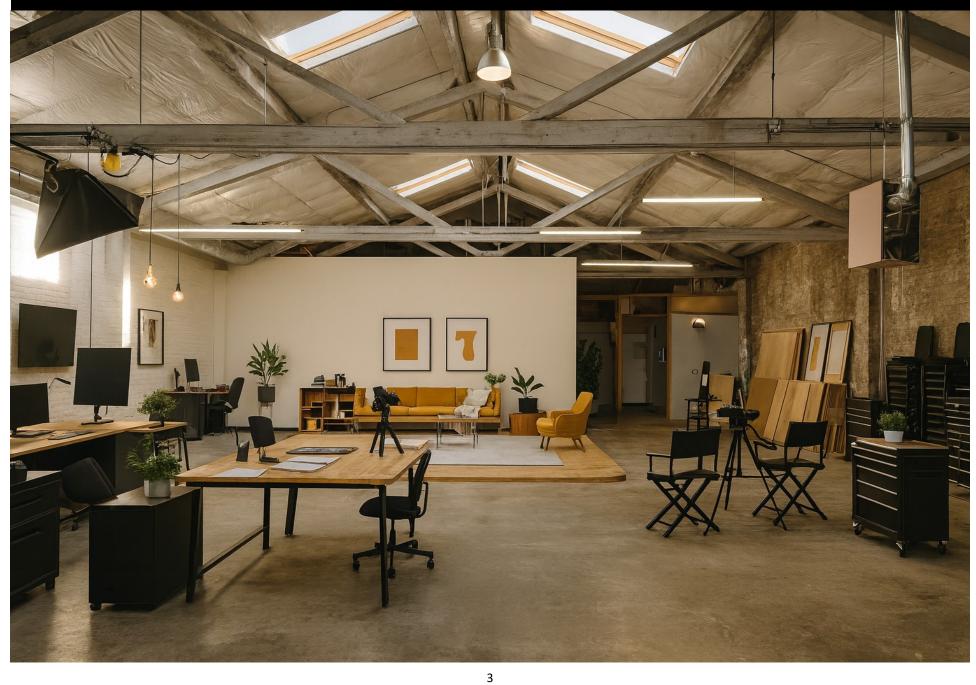
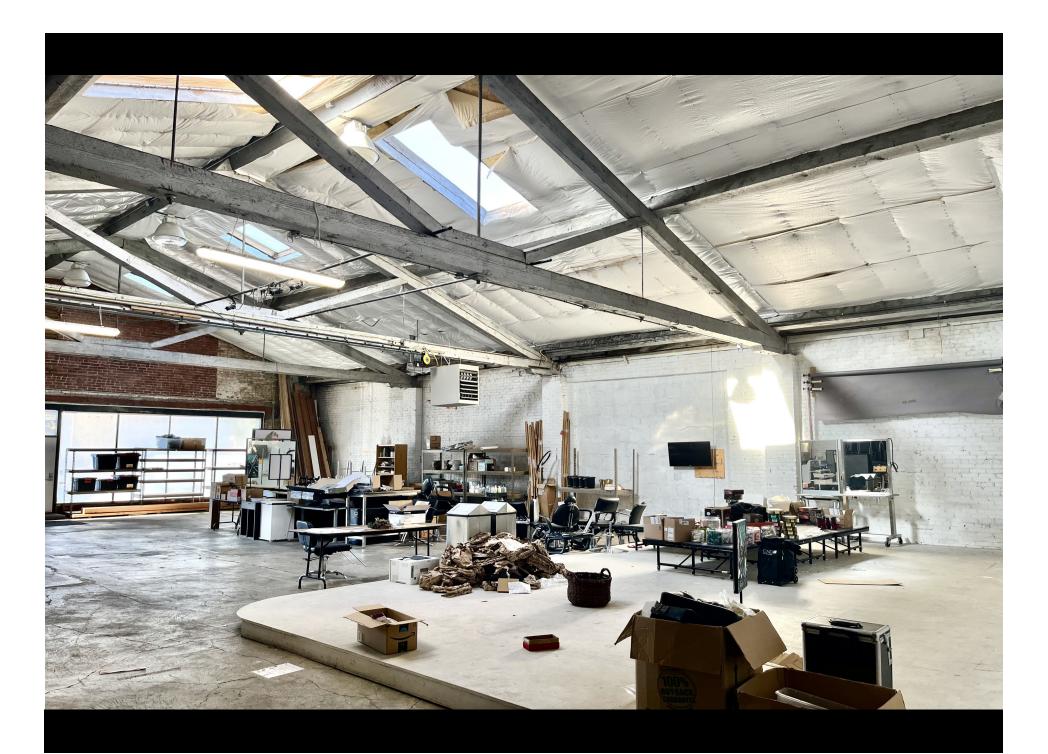


CONCEPT RENDERING

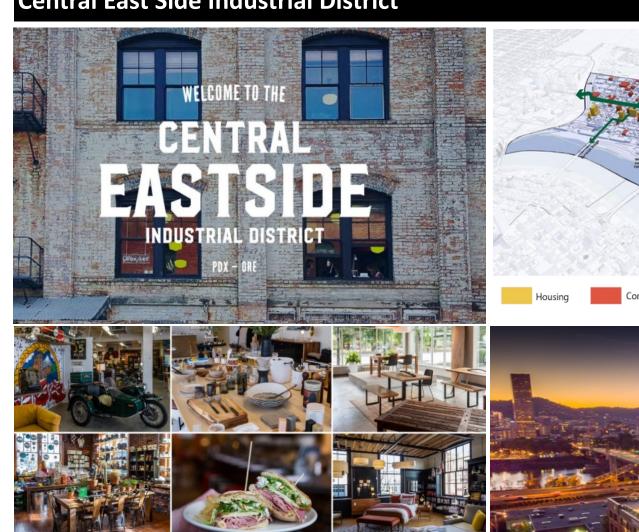


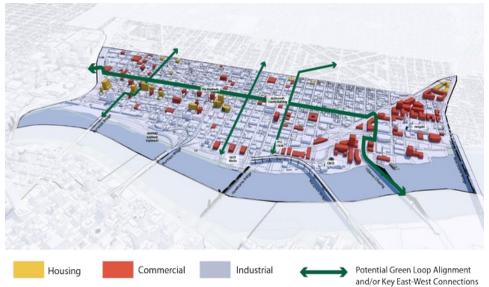


CONCEPT RENDERING



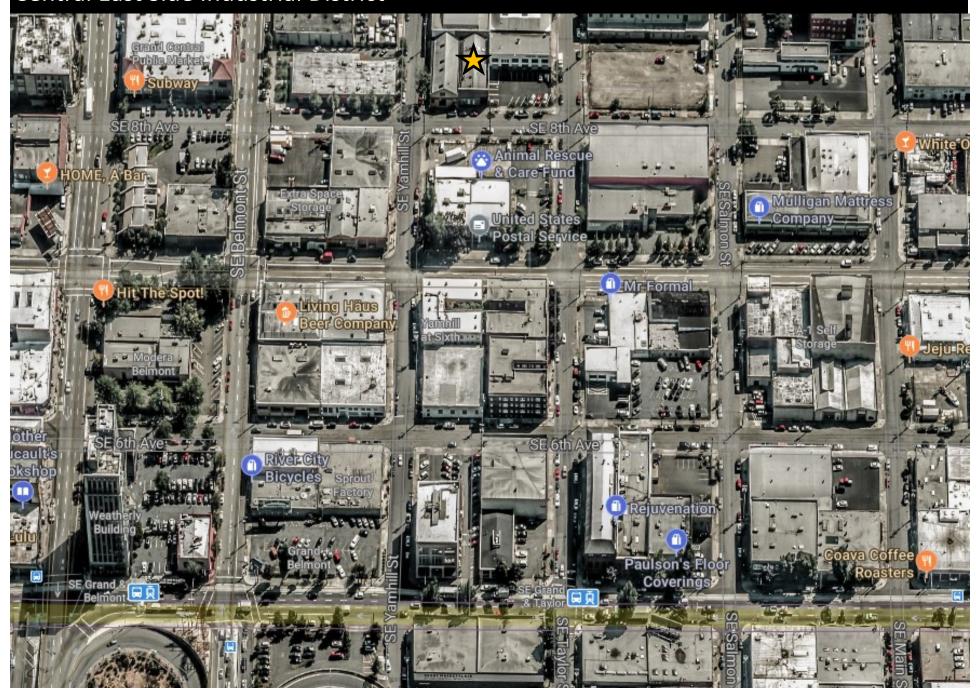
Central East Side Industrial District



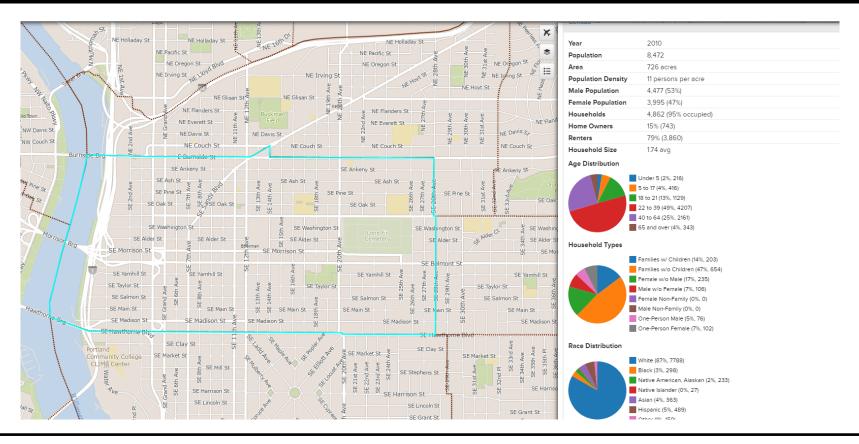




Central East Side Industrial District



Central East Side Industrial District—Demographics / City of Portland



General Industrial 1 (IG1)



The IG1 zone will generally have smaller lots and a grid block pattern. The area is mostly developed with sites having high building coverages and buildings which are usually close to the street

For specific zoning code details, visit the zoning code website $\vec{\omega}$. The regulations for this zone are found in Chapter 33.140 $\vec{\omega}$.

Generally, the uses and character of this zone are oriented towards:













Specific allowable uses include: manufacturing, warehouse and freight movement, wholesale sales, industrial services, railroad yards, and parks and open spaces.

Quick facts

Location This zone tends to be located in in the City's older industrial areas like

the Central Eastside Industrial District and Portland Harbor.

Unlimited there is no maximum building height

Unlimited there is no FAR applied to the building

This zone is one of three zones that implement the Industrial Sanctuary map designation of the Comprehensive Plan.

- Unique Owner User Develop / Redevelop Opportunity
- +/- 8,400 SF Building
- +/- 5,000 SF Ground Level 3,400 SF Lower Level

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- Central Eastside Photo Studio with Picture Wall
- Exposed Brick & Old Growth Post and Beam
- Temperature Controlled Office +/- 1,800 SF + Studio
- Low Cost of Occupancy



John Gibson Licensed Oregon Principal Broker OR # 971000078 503-860-3267 john.gibson@commercialblack.com

2393 SW Park Place #110 Portland, OR 97205 www.commercialblack.com





- \$900,000 Purchase Price
- 10% Down Payment
- 6.37% Interest Rate
- \$810,000 Loan Amount
- \$5,473.00 Monthly P&I
- \$7.82 Per SF Annual P&I
- Well Below Submarket Average Lease Rates
- Not an offer to lend

Initial Agency
Disclosure Pamphlet

