

FOR SALE

OWNER – USER / FLEX INDUSTRIAL

PRIME OPPORTUNITY IN A STRATEGIC LOCATION

\$699,000



± 7,318 SF
BUILDING



± 6,098 SF
LAND



ZONING:
CM2



DELIVERED:
VACANT SHELL



ROLL UP DOOR
12' x 10'
(LEFT SIDE)

COMMERCIAL
BLACK.



VIEW LISTING

- INDUSTRIAL FUNDAMENTALS**
- ✓ 14' CLEAR TO BEAM
 - ✓ 3-PHASE POWER | ±600 AMPS
 - ✓ (2) GRADE-LEVEL ROLL DOORS (12' x 10' LEFT SIDE)



STRATEGIC LOCATION
Easy Access | Business Friendly



FLEXIBLE USE POTENTIAL
Industrial | Retail | Showroom



MOVE-IN READY SHELL
Customize to Fit Your Business

RARE OWNER-USER OPPORTUNITY IN A GROWING MARKET.

INTERIOR | WAREHOUSE / PRODUCTION AREA

\$699,000



INDUSTRIAL FEATURES

- ✓ Ceiling Height: 14' clear to beam
- ✓ Power: 3-Phase | ±600 Amps | Multiple Panels
- ✓ Grade-Level Roll Doors:
(1) 12'W x 10'H | (1) 10'W x 10'H



ROLL UP DOOR

12' x 10'
(LEFT SIDE)



ROLL UP DOOR

10' x 10'
(RIGHT SIDE)

COMMERCIAL
BLACK



SCAN TO VIEW
FULL LISTING



STRATEGIC LOCATION

Easy Access |
Business Friendly



FLEXIBLE USE POTENTIAL

Industrial | Retail |
Showroom



MOVE-IN READY SHELL

Customize to Fit
Your Business



8776 - 8778 NE SANDY BLVD
PORTLAND, OREGON 97220

RARE OWNER-USER OPPORTUNITY
IN A GROWING MARKET.



8776 - 8778 NE SANDY BLVD

PORTLAND, OREGON 97220



8776 - 8778 NE SANDY BLVD

8776 - 8778 NE SANDY BLVD



I-205 ACCESS
0.5 Miles



PORTLAND INT'L AIRPORT
9.3 Miles



DOWNTOWN PORTLAND
6.5 Miles

COMMERCIAL
BLACK.



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



OREGON REAL ESTATE AGENCY

Initial Agency

Disclosure Pamphlet



8776 – 8778 NE SANDY BLVD PORTLAND, OREGON 97220



BUILDING: +/- 1,920 SF Storefronts
+/- 1,920 SF Lower Level Office



LAND: +/- 3,478 SF Warehouse



- ✓ RARE ENTRY BASIS FOR PORTLAND FLEX / INDUSTRIAL
- ✓ VACANT SHELL - READY FOR TENANT IMPROVEMENTS
- ✓ SIGNIFICANT UPSIDE THROUGH INTERIOR + FAÇADE REPOSITIONING
- ✓ 16 INCH BLOCK EXTERIOR WALLS
- ✓ BRICK FAÇADE STOREFRONTS
- ✓ TWO SEPARATE STOREFRONTS
- ✓ STAIRWELL ACCESS TO WAREHOUSE VIA WEST STOREFRONT
- ✓ GOOD POWER
- ✓ HIGH CEILINGS
- ✓ MANAGEABLE TRUCK LOADING ON 88TH AT GRADE LEVEL DOORS



OWNER USER SCENARIO

- \$699,000 Purchase Price
- 10% Down Payment
- 5.852% Interest Rate 1st (90% 504)
- 25 Year Am Term
- \$629,100 Loan Amount



- \$ \$3,996.58 Monthly P&I
- \$ \$ 6.55 SF Annual P&I
- \$ \$.55 Per SF Monthly P&I

↓ Lower than Submarket Average Lease Rates

👤 Subject to Lender Qualifications



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

COMMERCIAL
BLACK.



OREGON REAL ESTATE AGENCY

Initial Agency
Disclosure Pamphlet



OWNER-USER ADVANTAGE
Build equity while controlling
your operational costs.



STRONG INVESTMENT POTENTIAL
Flexible use, value-add opportunity
in a growing market.



CUSTOMIZE TO YOUR NEEDS
Vacant shell ready for your
vision and build-out.