

INDUSTRIAL FLEX AND YARD

81 NE COLUMBIA BLVD, PORTLAND



FOR SALE & LEASE

PRESENTED BY:

CAMERON SCHWAB

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SCHWAB COMMERCIAL

16365 Boones Ferry Rd

Lake Oswego, OR 97035



Each Office Independently Owned and Operated

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EXECUTIVE SUMMARY

81 NORTHEAST COLUMBIA BOULEVARD



OFFERING SUMMARY

PRICE:	\$3,155,600
BUILDING SF:	15,778
PRICE / SF:	\$200
OCCUPANCY:	Vacant
LOT SIZE:	35,284 SF
DOCK DOORS:	2
GRADE DOORS:	2
CLEAR HEIGHT:	14 Ft (Varies)
POWER:	3P Heavy
FENCED YARD:	Approx. 15,000 SF

PROPERTY OVERVIEW

81 NE Columbia Blvd is a versatile industrial property including 16k Sq Ft of warehouse, office, and retail spaces combined. The building includes two dock delivery doors accessed through the yard, two grade doors (one into the retail space on the south side and the other to the outbuilding in the yard), two bathrooms, a full kitchen, several open flex spaces, a variety of storage rooms, and office space. Nearly the entire main building is conditioned. The property includes a secured and paved yard on the north end of the building (with ingress/egress gates to the west and east sides). The fenced yard is roughly 15,000 Sq Ft with an additional 2,000+ sq ft of adjacent land on the northeast side of the property.

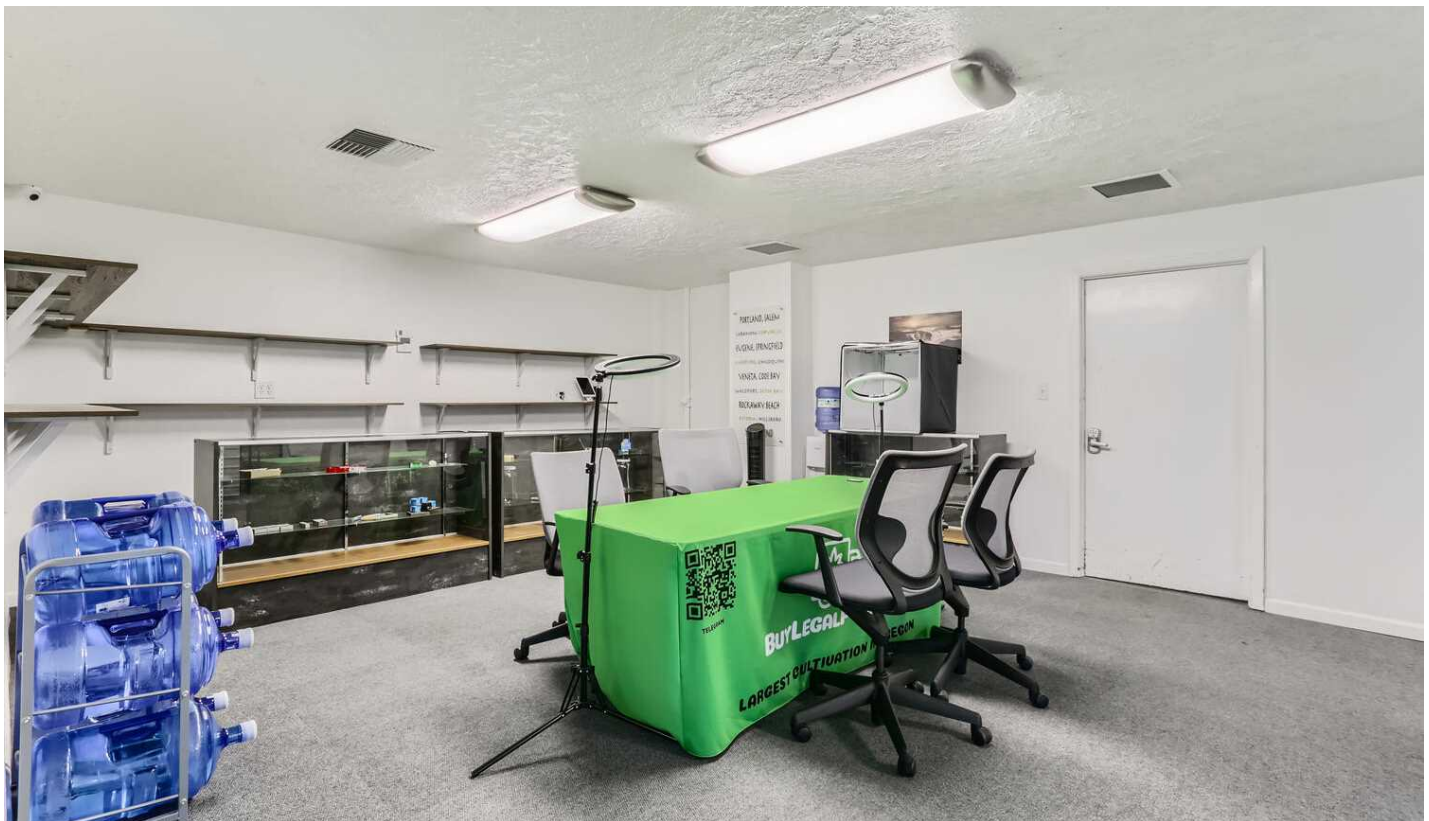
BONUS: This opportunity carries approved retail and wholesale licenses for cannabis. These licenses can be transferred to the new owner / lessee. A Buyer could also potentially transfer or sell the licenses to other properties.

LOCATION OVERVIEW

The Property is located in Airport Way, the central portion of the Columbia Corridor. It is the Portland area's largest industrial agglomeration. The site is situated between Portland International Airport and the Oregon-Washington Interstate Bridge / Interstate 5. It is 10-15 minutes from both the Airport and Downtown Portland.

WAREHOUSE ENTRY

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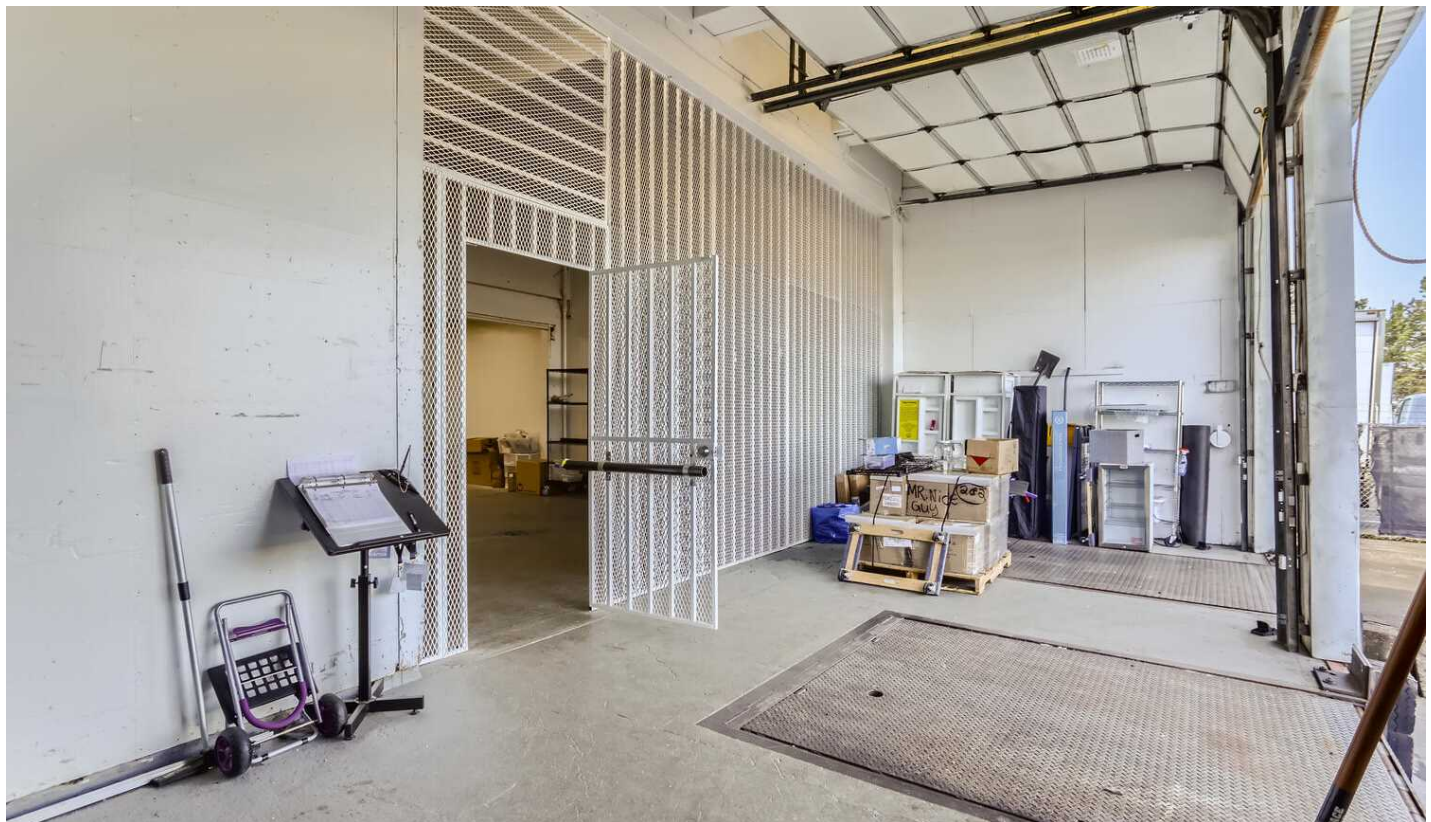
WAREHOUSE / FLEX

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DOCK AND LOADING CORRIDOR

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RETAIL

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OFFICE

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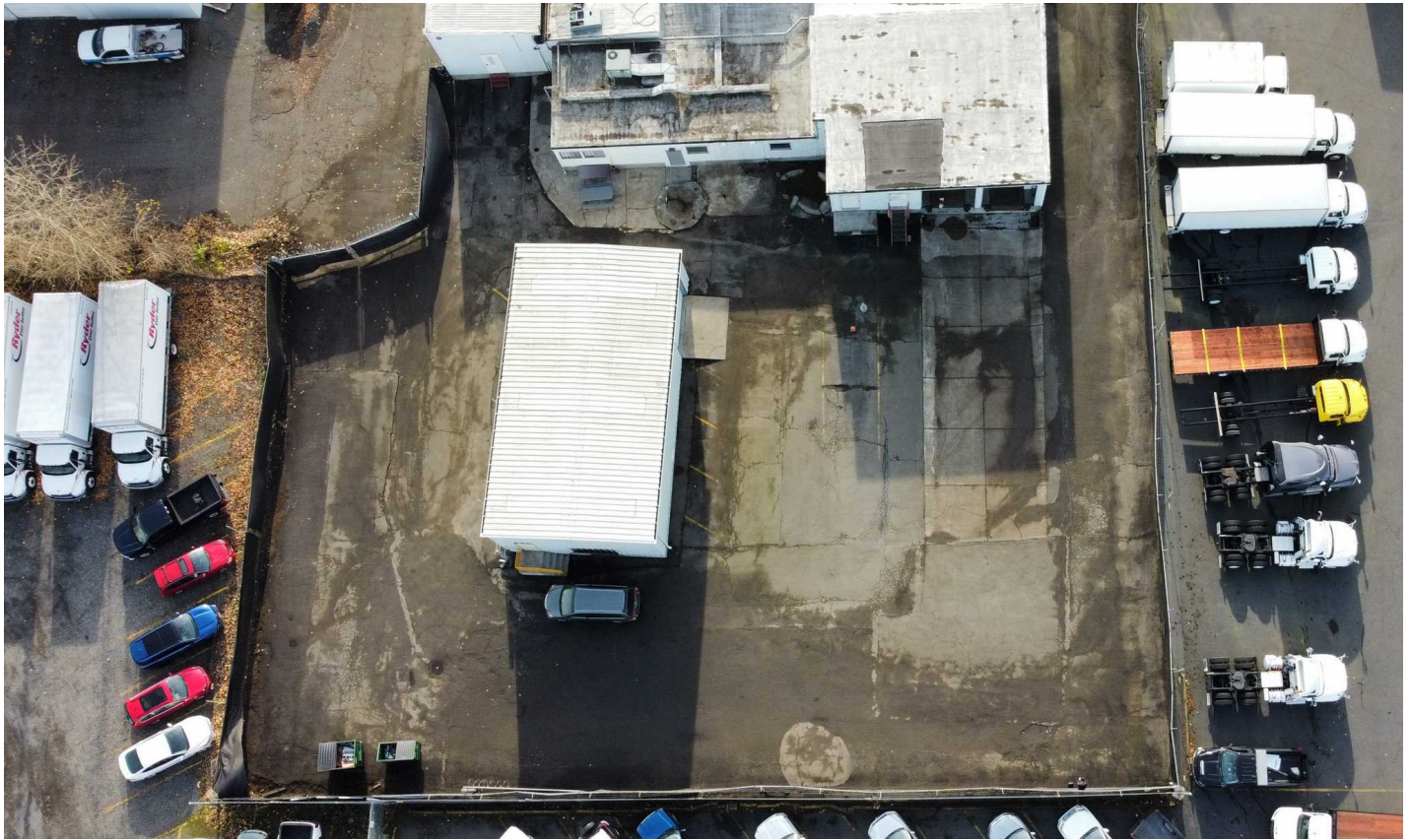
KITCHEN AND BATHROOM

81 NORTHEAST COLUMBIA BOULEVARD



YARD

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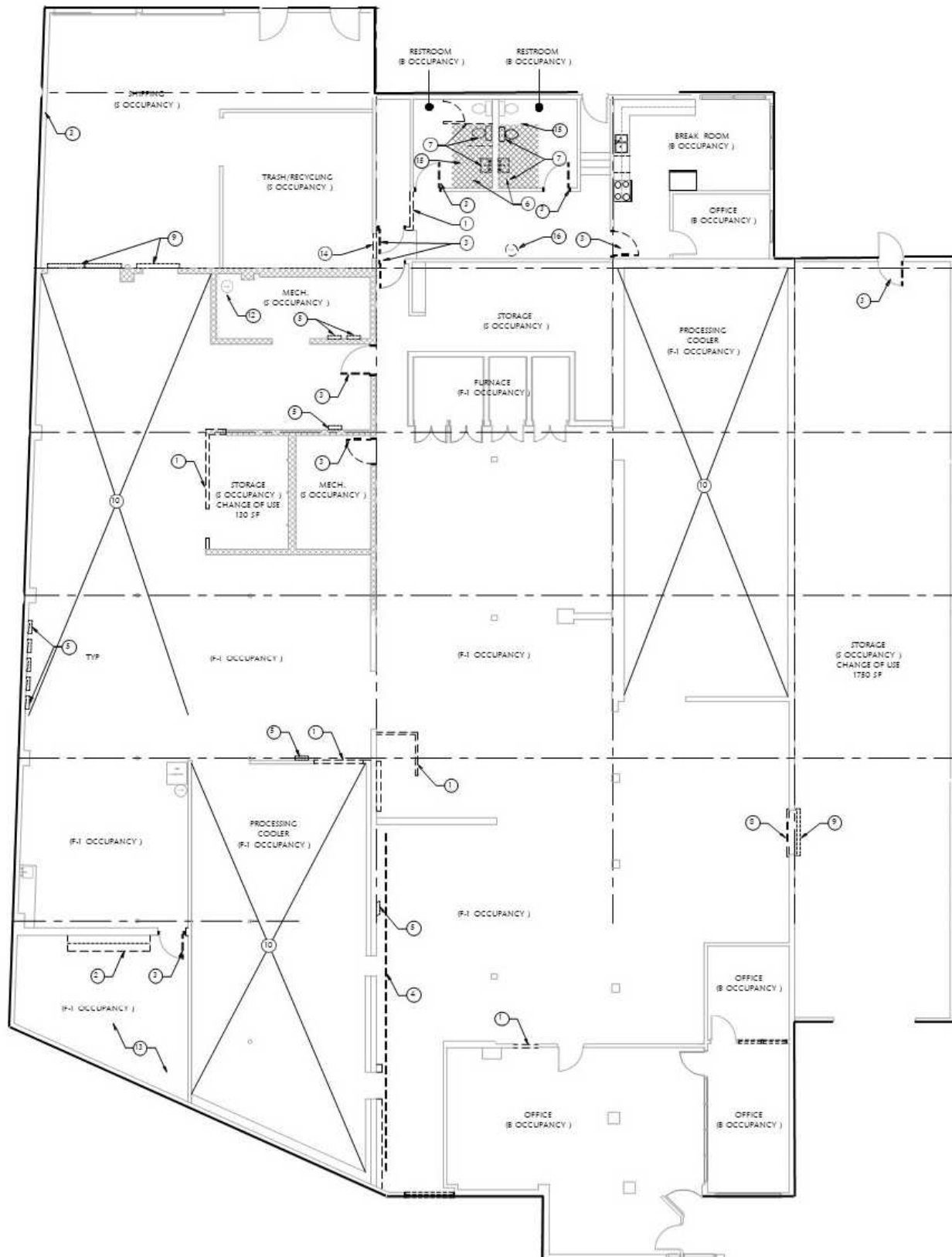


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FLOOR PLAN

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PORTLAND MARKET +

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Portland Market

Portland is the 25th largest metropolitan area in the United States, with the 23rd largest economy. With an unemployment rate of 3.1%, the city has a dynamic, diversified economy. Among young professionals, it is a top alternative to large cities due to its arts scene and proximity to outdoor amenities.

Major companies including Nike, Columbia Sportswear, Greenbrier Cos., and Portland General Electric are headquartered in Portland. Intel, Google, Amazon, Survey Monkey, Squarespace, Airbnb, and Salesforce also have a major presence.

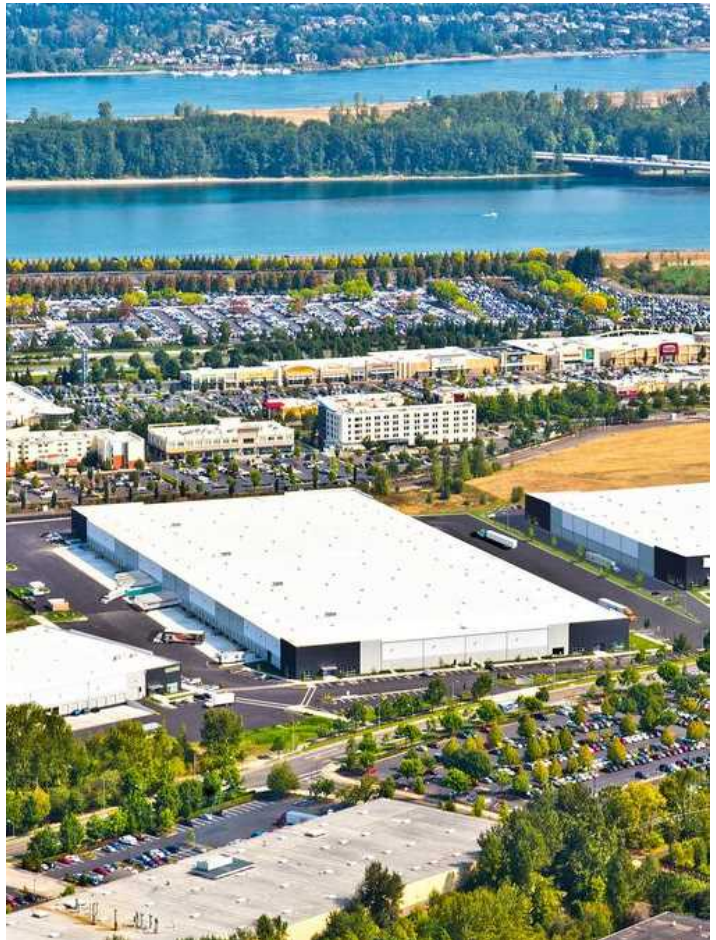
Industrial vacancy in this market is 4.4%. The total inventory is 320M Sq Ft.

Airport Way Submarket

Airport Way is a heavily industrial submarket within Portland's Columbia River Corridor. It lies between Interstates 5 and 205 and features Portland International Airport.

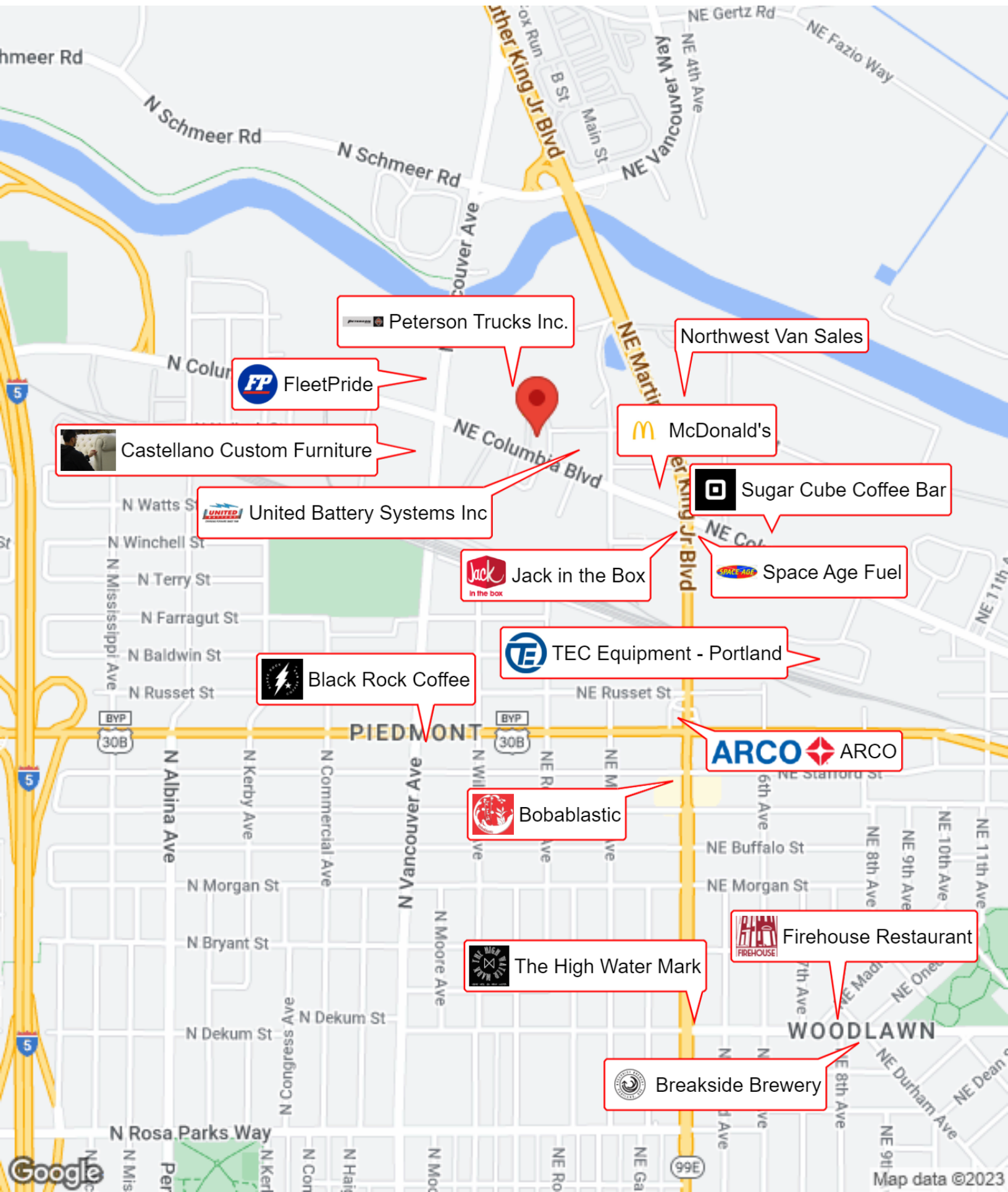
Major users in the area include Amazon, FedEx, USPS, UPS, Ikea, Target, Cummins, Kehe Distributors, United Salad Co, and Johnstone Supply.

Industrial vacancy in this submarket is 4.5%. The total inventory is 17.4M Sq Ft.



BUSINESS MAP

81 NORTHEAST COLUMBIA BOULEVARD



Peterson Trucks Inc.

Northwest Van Sales

FleetPride

McDonald's

Castellano Custom Furniture

Sugar Cube Coffee Bar

United Battery Systems Inc

Jack in the Box

Space Age Fuel

Black Rock Coffee

TEC Equipment - Portland

ARCO ARCO

Bobablastic

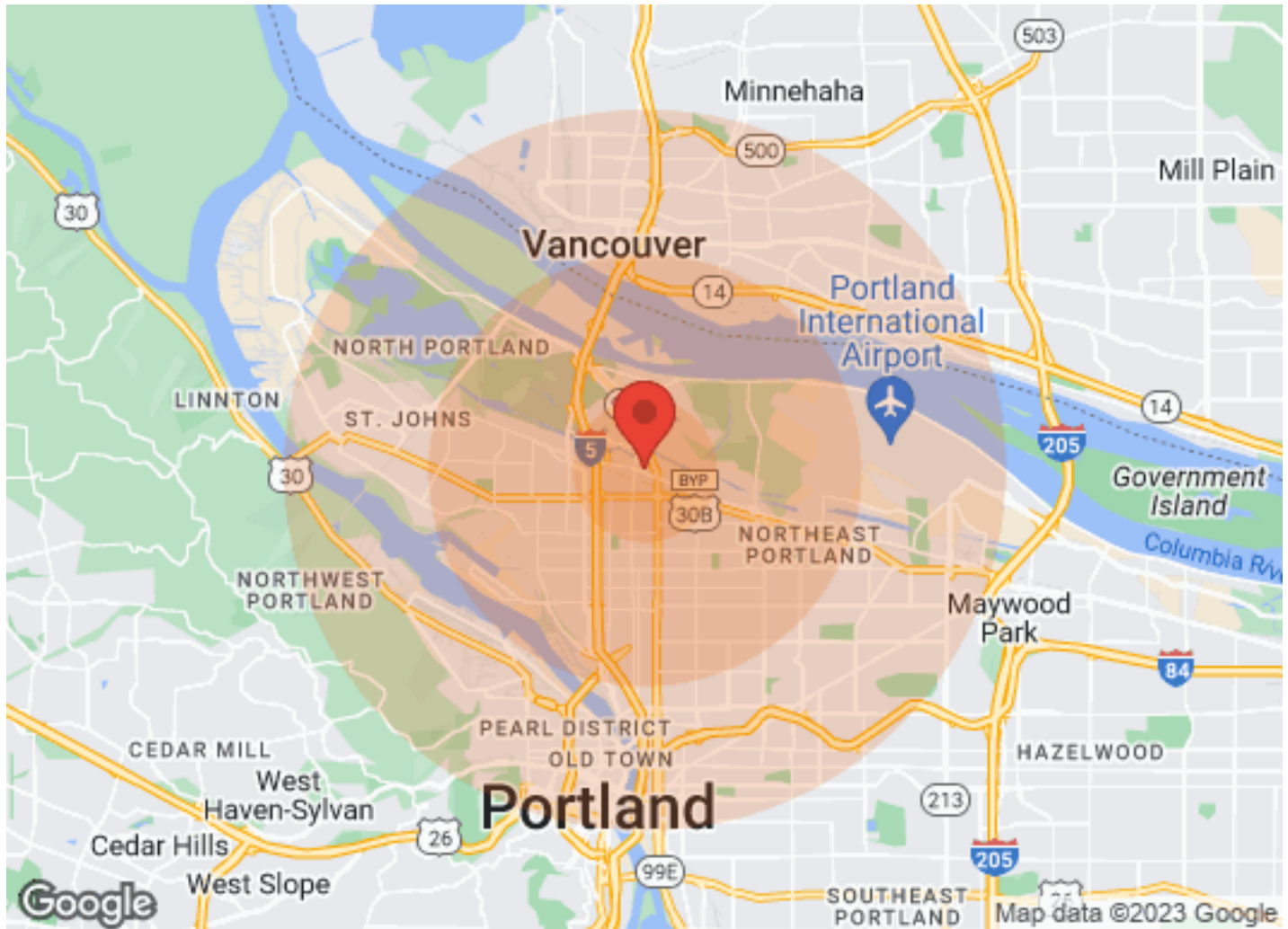
Firehouse Restaurant

The High Water Mark

Breakside Brewery

DEMOGRAPHICS

81 NORTHEAST COLUMBIA BOULEVARD



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	5,009	44,832	141,417	Median	\$52,445	\$53,361	\$47,086
Female	5,368	47,701	141,312	< \$15,000	470	5,644	23,034
Total Population	10,377	92,533	282,729	\$15,000-\$24,999	437	3,652	14,878
				\$25,000-\$34,999	561	4,150	15,230
				\$35,000-\$49,999	681	5,157	17,207
				\$50,000-\$74,999	869	7,913	22,889
				\$75,000-\$99,999	569	4,456	13,772
				\$100,000-\$149,999	475	4,616	13,064
				\$150,000-\$199,999	156	1,487	4,468
				> \$200,000	58	1,191	4,497
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	1,865	16,964	44,895	Total Units	4,810	43,022	143,864
Ages 15-24	1,082	9,693	26,226	Occupied	4,580	40,595	133,537
Ages 25-54	4,557	41,246	130,009	Owner Occupied	2,815	24,545	62,580
Ages 55-64	1,465	12,761	39,666	Renter Occupied	1,765	16,050	70,957
Ages 65+	1,408	11,869	41,933	Vacant	230	2,427	10,327
Race	1 Mile	3 Miles	5 Miles				
White	7,415	70,730	234,660				
Black	1,833	11,796	18,050				
Am In/AK Nat	9	269	999				
Hawaiian	44	305	585				
Hispanic	1,038	8,996	25,828				
Multi-Racial	2,030	16,768	44,894				

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