

For Lease



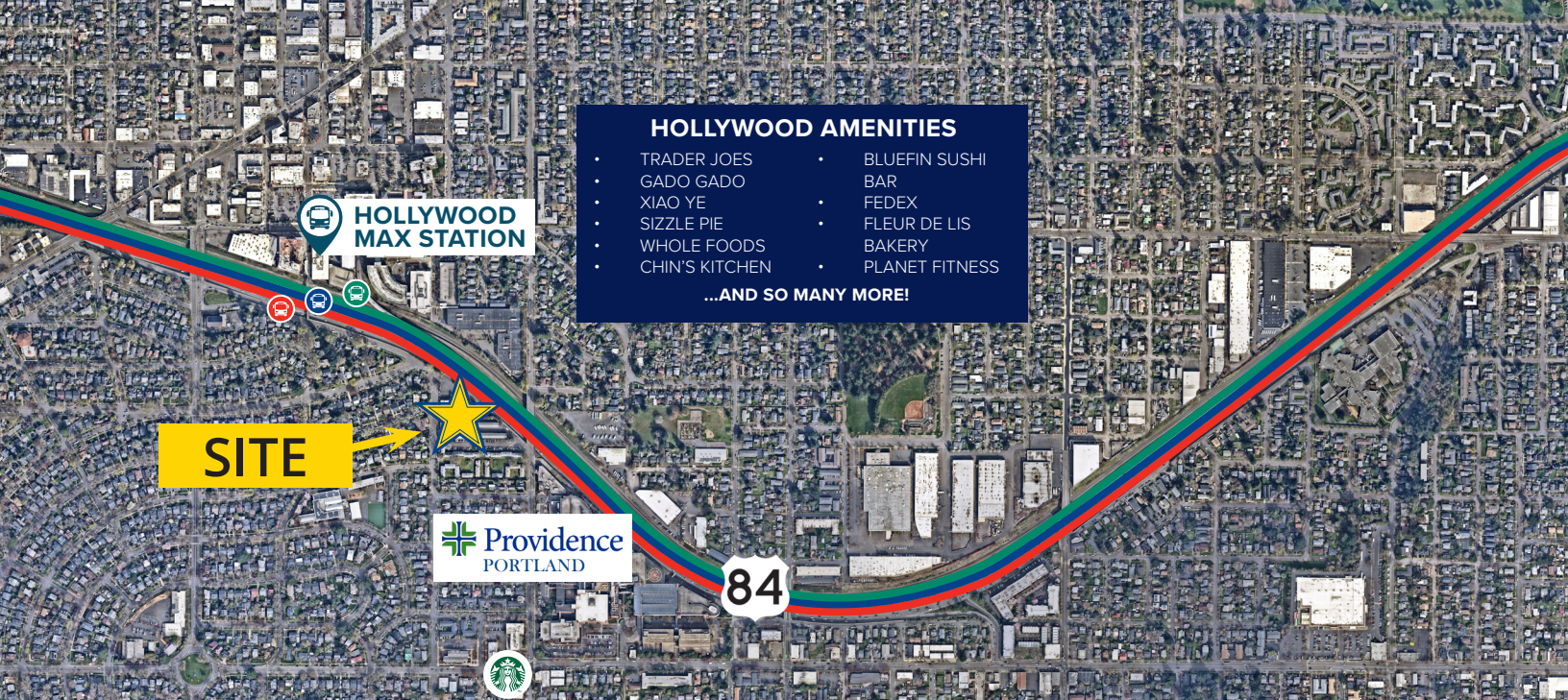
16,895 SF Industrial Facility

1040 NE 44th Avenue ■ Portland, Oregon

The space is 16,895 SF with 3,600 SF of office in excellent condition with gorgeous large windows. It features 6 dock doors, 1 oversized grade-level door, fenced/secured parking, with freeway facing signage making it well-suited for a wide range of industrial users.

Exceptional connectivity with walking distance to the Hollywood MAX Station, Hollywood food amenities, Starbucks just a short walk away, while sitting in close proximity Providence Portland, and just moments from Hwy 84. The property is cared for by a long-term, local family business in another portion of the building. Flexible EG2 Zoning.





HIGHLIGHTS

- › 16,895 SF industrial with 3,600 SF office (6 privates, 1 conference room, breakroom & open area)
- › Racking can be left in place
- › Flexible [EG2 Zoning](#)
- › 6 Docks | 14' x 16' Grade
- › 17' - 19' clear height
- › Secured, fenced parking
- › 600 amps, 3-phase power
- › Walking distance to Hollywood Max Station
- › Freeway facing signage
- › Quiet neighborhood, local responsive ownership
- › Available as soon as **October 2026**



Call for Lease Rate:

KAREN LISIGNOLI, SIOR
karen.lisignoli@colliers.com
503 740 1679

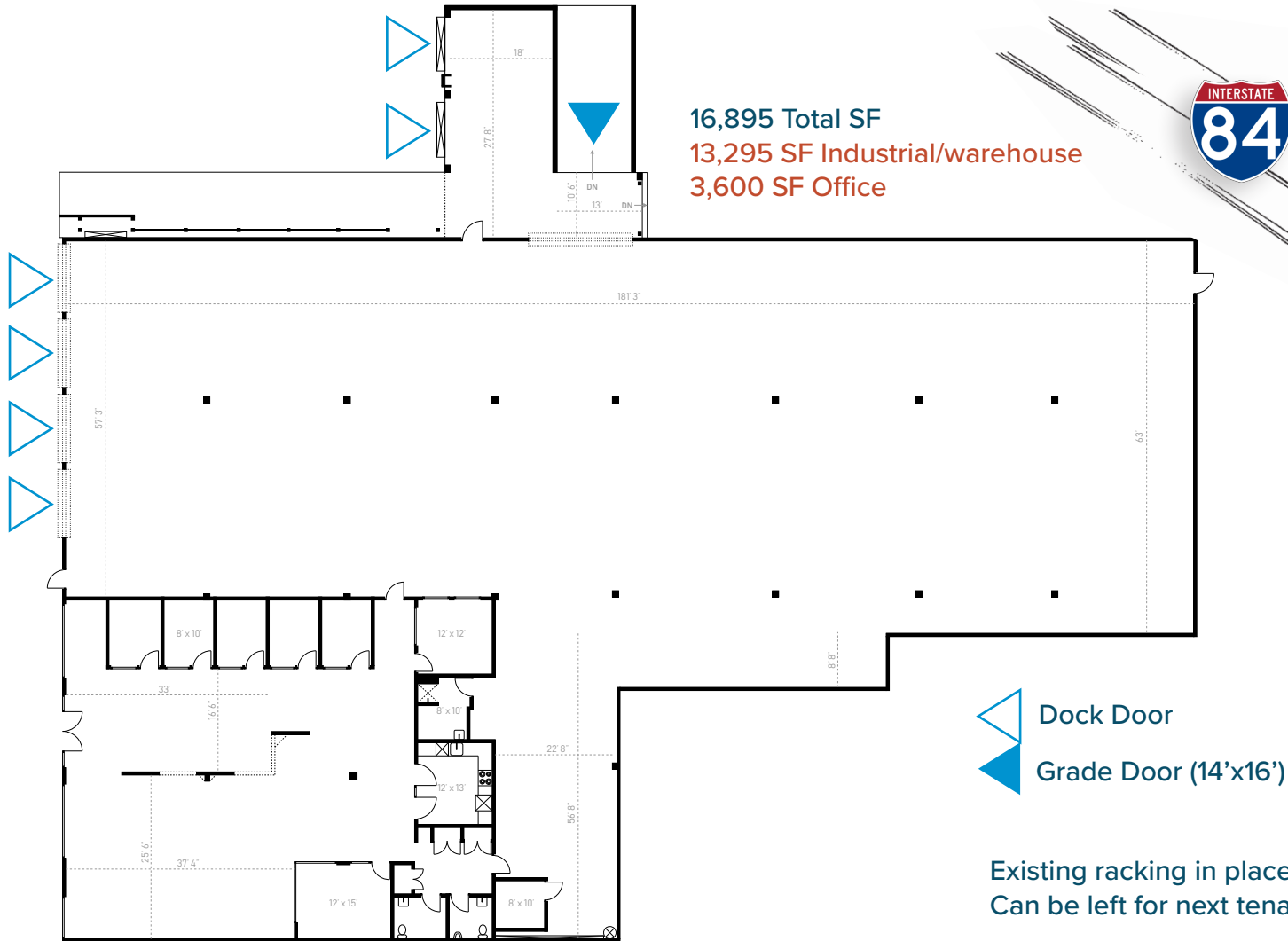
JAMISON SHIELDS
jamison.shields@colliers.com
804 385 2695





Floorplan

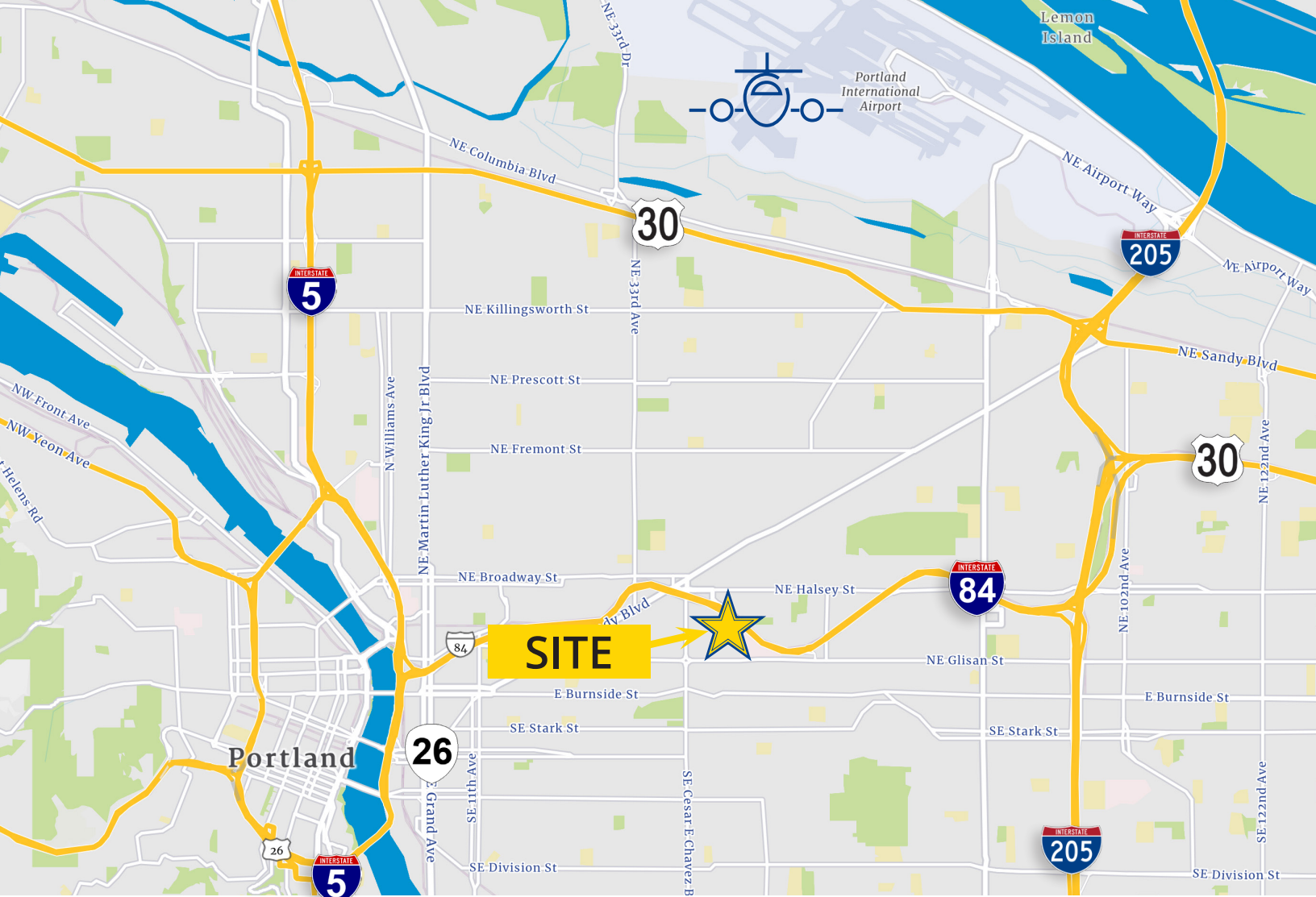
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FOR MORE INFORMATION, CONTACT:

KAREN LISIGNOLI, SIOR
karen.lisignoli@colliers.com
 503 740 1679

JAMISON SHIELDS
jamison.shields@colliers.com
 804 385 2695



COLLIERS | PORTLAND
 851 SW Sixth Avenue, Suite 1600
 Portland, OR 97204
www.colliers.com/portland

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