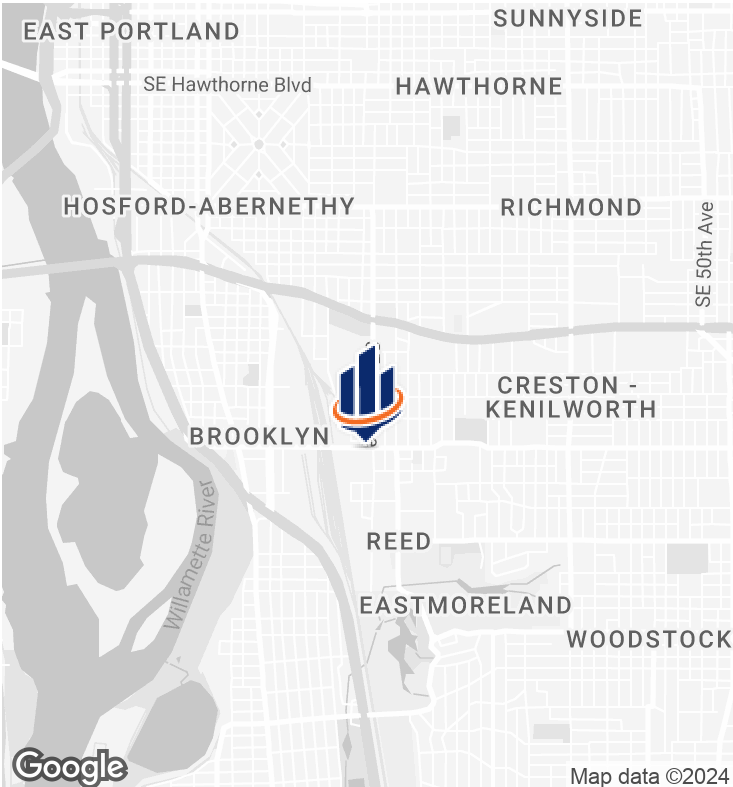


FOR LEASE - 2528 SE HOLGATE BLVD, PORTLAND



OFFERING SUMMARY

LEASE RATE:	Negotiable
BUILDING SIZE:	4,700 SF
INCLUDED SHOP SF:	1,260 SF
FENCED YARD:	2,100 SF
YEAR BUILT:	1955
ZONING:	IG1
MARKET:	Portland
SUBMARKET:	SouthEast
APN:	1S1E13BB -07500

JIM WIERSON II **OLESYA PROKHOROVA**
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PROPERTY OVERVIEW

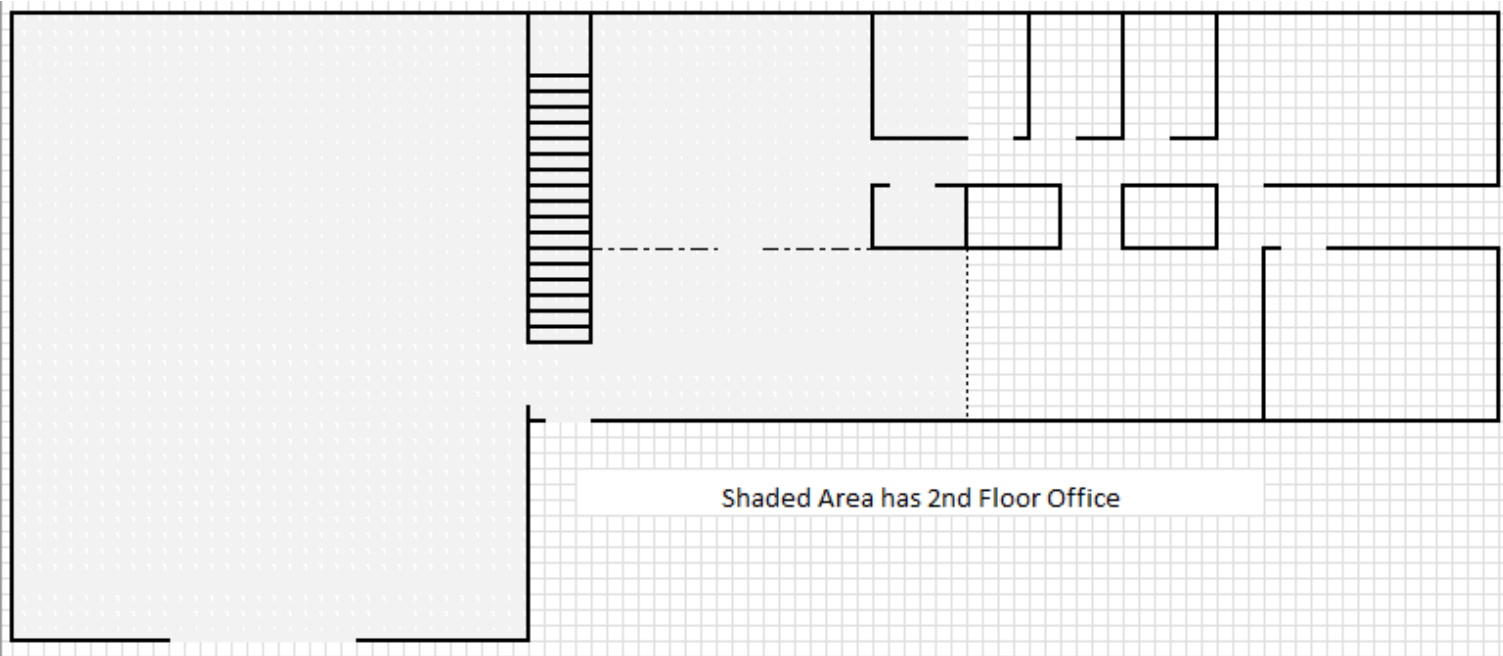
Positioned on the edge of a busy industrial area **2528 SE Holgate** offers quick access to Inner East Portland neighborhoods and Milwaukie as well as the Central Business District, West Portland, and Lake Oswego via the Sellwood and Ross Island Bridges.

Perfect for contractor / service business home base with ready shop space, office, and fenced yard.

PROPERTY HIGHLIGHTS

- Shop and Office space
- Fenced Yard
- IG1 Zoning
- 18,500 daily traffic volume
- Affordable alternative to the warehouse parks

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