

For Lease



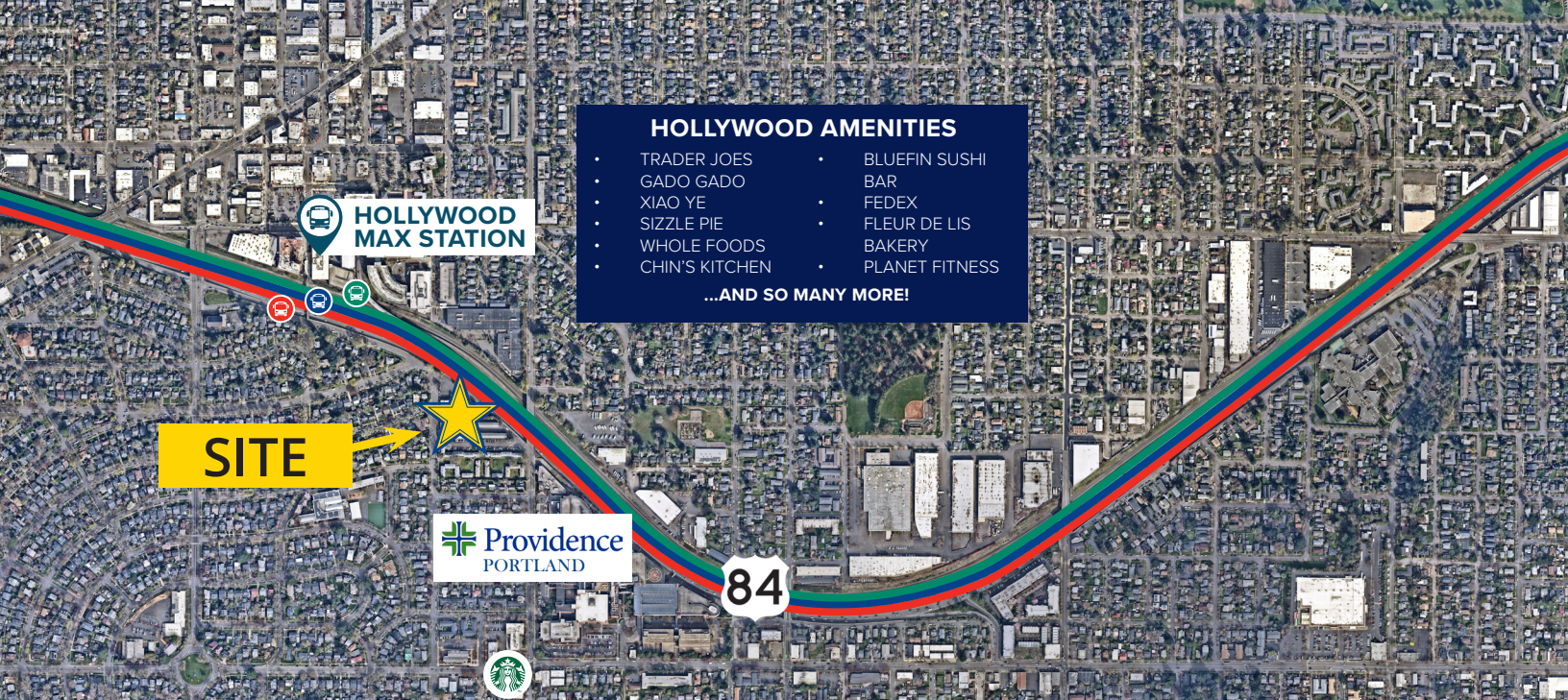
16,895 SF Industrial Facility

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.





HOLLYWOOD AMENITIES

- TRADER JOES
- GADO GADO
- XIAO YE
- SIZZLE PIE
- WHOLE FOODS
- CHIN'S KITCHEN
- BLUEFIN SUSHI BAR
- FEDEX
- FLEUR DE LIS BAKERY
- PLANET FITNESS

...AND SO MANY MORE!

SITE

Providence
PORTLAND



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
- › Walking distance to Hollywood Max Station
- › Freeway facing signage
- › Quiet neighborhood, local responsive ownership
- › Available as soon as **October 2026**



Call for Lease Rate:

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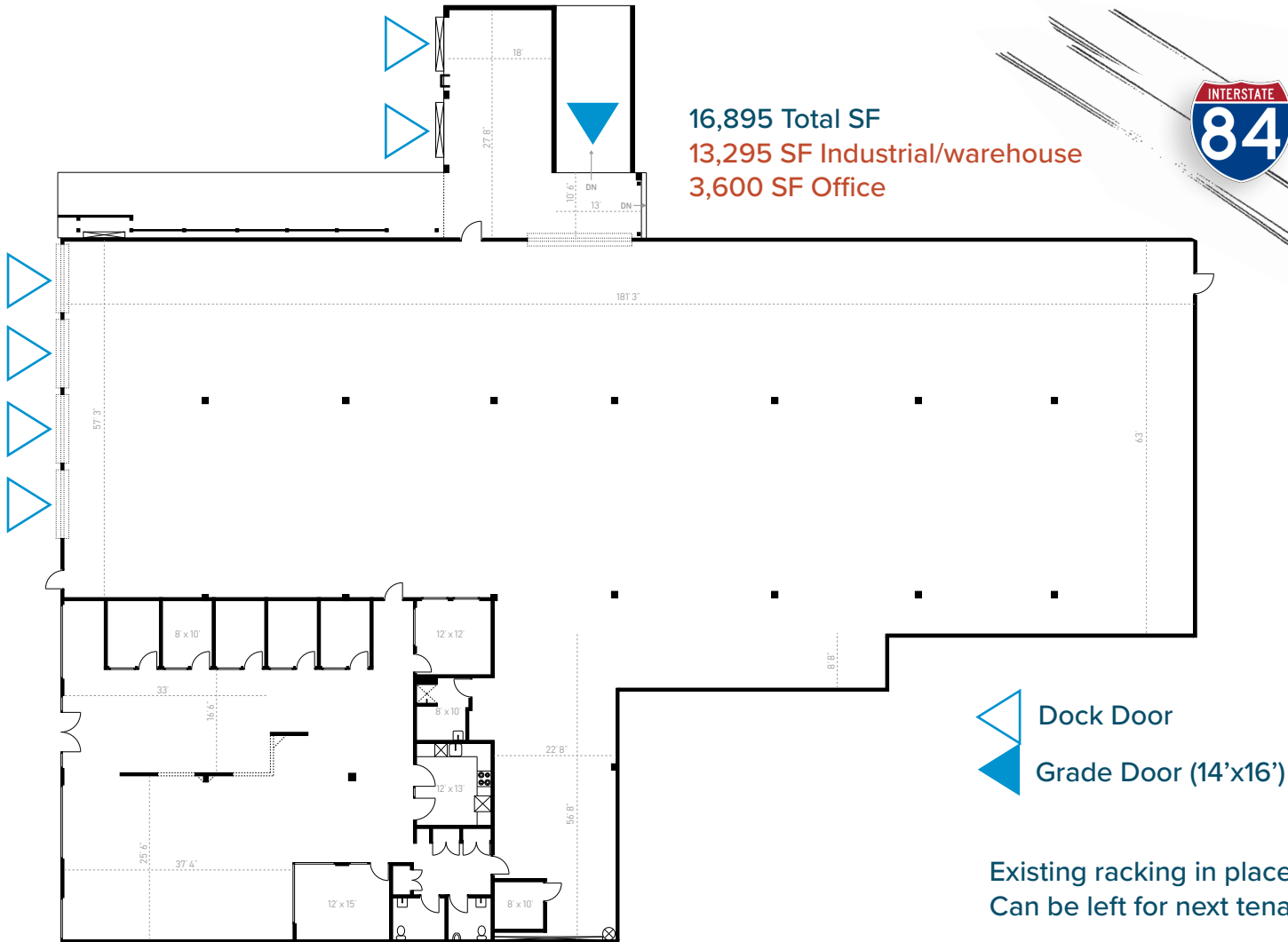
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Colliers



Floorplan

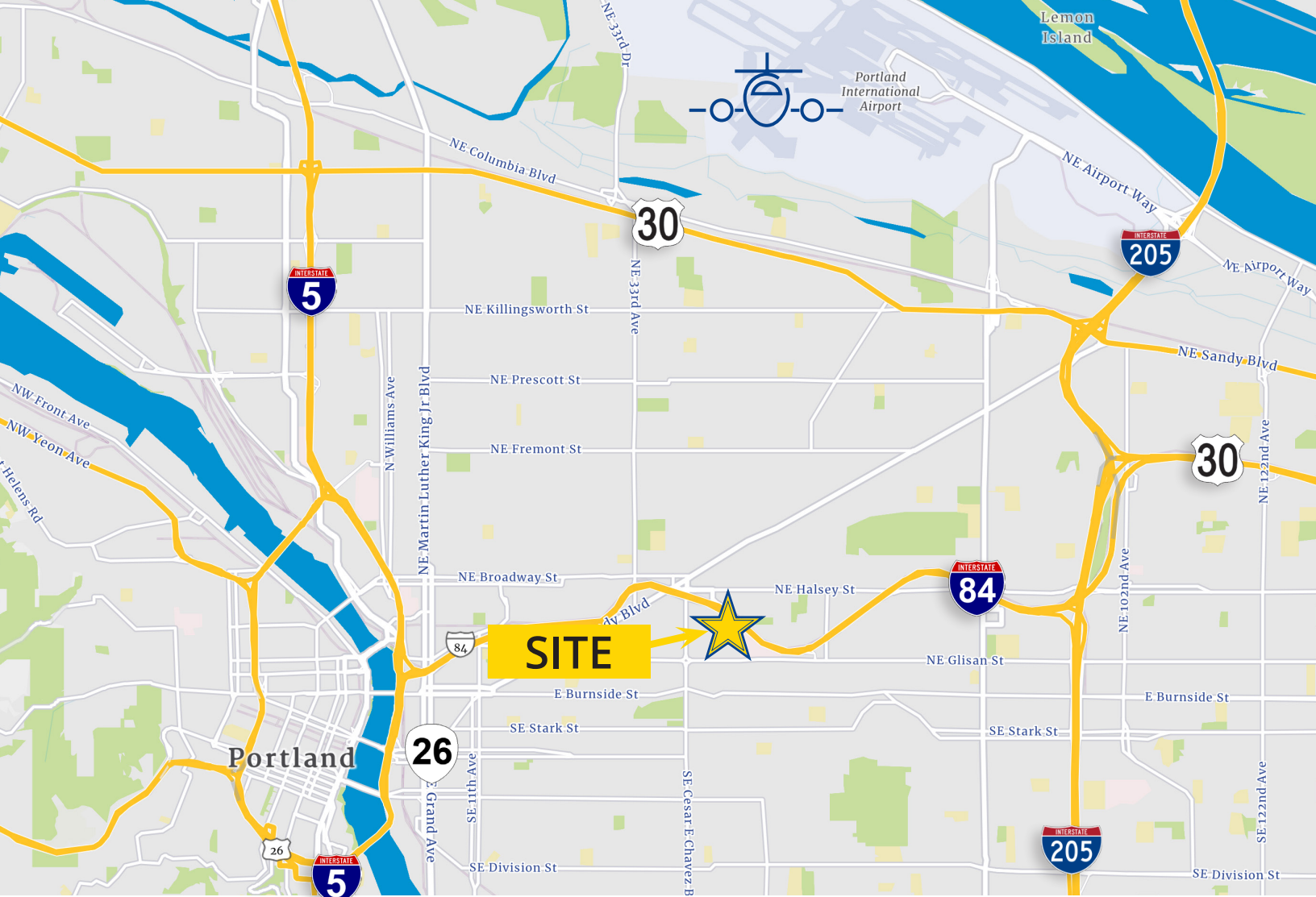
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