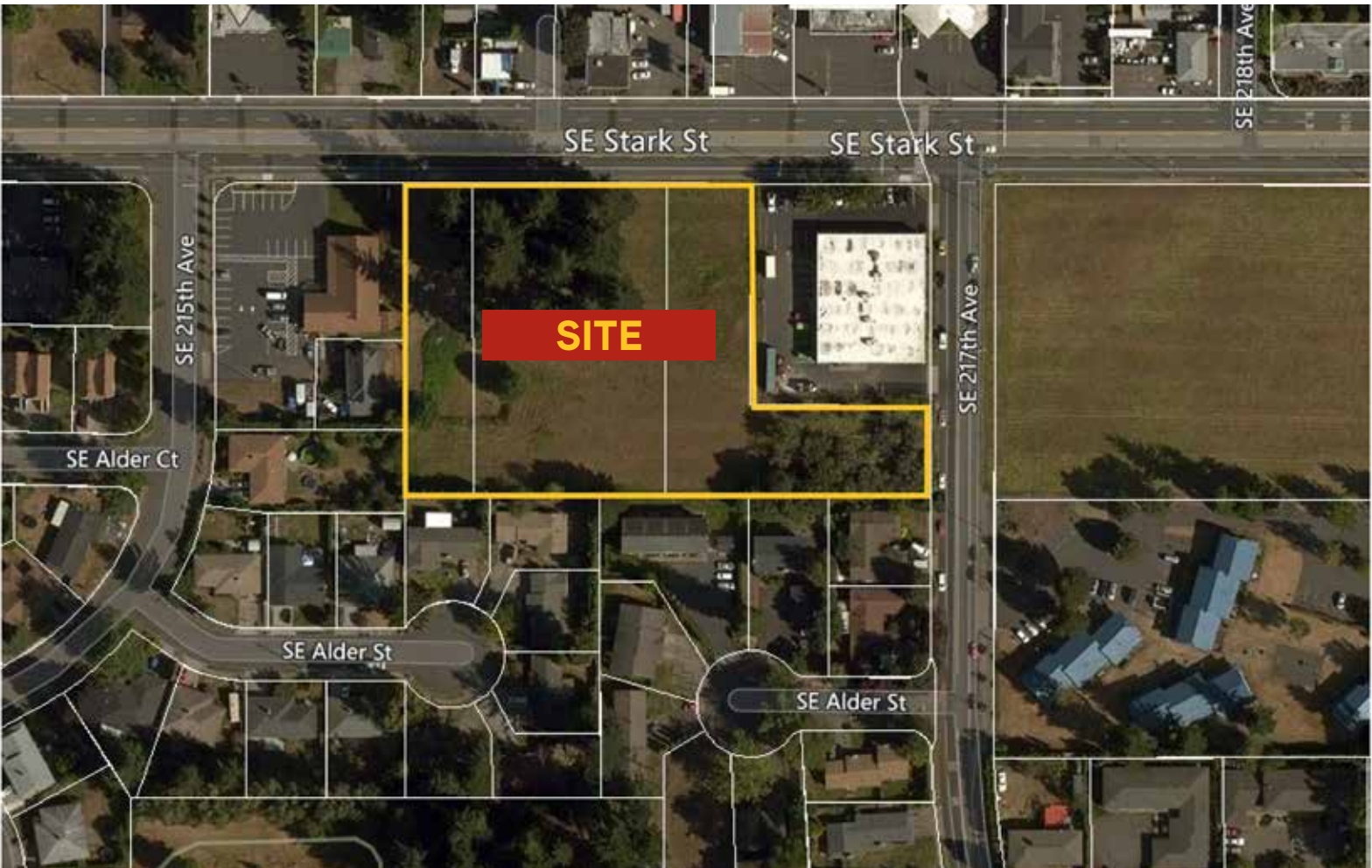


FOR SALE >

# 2.52 Acres - Industrial Land

SE STARK STREET AT 217TH AVE., GRESHAM OREGON



Traffic Counts		
Street	Cross Street	Avg Daily Volume (2015)
SE Stark	SE 217 <sup>th</sup> Ave	17,637
SE Stark	NE Linden Ave	20,904

**SALE PRICE: \$1,100,000 (\$10.00/SF)**



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FOR SALE >

# 2.52 Acres - Industrial Land

SE STARK STREET AT 217TH AVE., GRESHAM OREGON



## General Industrial Land For Sale

- Convenient Location: Between Downtown Gresham and I-84
- Direct access and exposure to SE Stark Street
- Direct access and exposure to 217th Avenue
- Fairly flat and at Grade on Stark and 217th
- Zoning: GI - General Industrial
- Allows a wide variety of industrial use and some commercial uses

**SALE PRICE: \$1,100,000 (\$10.00/SF)**



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FOR SALE >

# 2.52 Acres - Industrial Land

SE STARK STREET AT 217TH AVE., GRESHAM OREGON



## CONVENIENT LOCATION -

1.5 MILES TO I-84 (WITH NO BOTTLENECKS IN TRAFFIC)  
1.5 MILES TO EAST BURNSIDE AND DOWNTOWN GRESHAM

### NEIGHBORS INCLUDE:

- Weston Auto Dealerships
- ON Semiconductor
- LSI Semiconductor
- Vista Industrial Park (Port of Portland, Subaru, Amazon)

**SALE PRICE: \$1,100,000  
(\$10.00/SF)**



- SHOVEL READY DIRT
- ALL UTILITIES TO SITE (ON STARK STREET)
- EASY ACCESS WITH 2 ENTRANCE/EXIT POINTS
- ALLOWS RETAIL IF RELATED TO ON-SITE BUSINESS
- EXCELLENT SITE FOR OWNER-USER WITH INDUSTRIAL/ OFFICE AND/OR RETAIL COMPONENT
- GREAT SITE FOR MUTLI-TENANT INDUSTRIAL DEVELOPMENT



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