

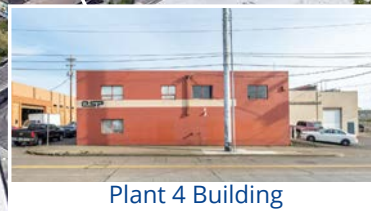
For Lease

Plant 4
310 SE Stephens Street
Portland, OR 97214

9,900 SF Divisible to 7,400 SF
Warehouse and 2,400 SF Office

Unique space available in the Central
Eastside

- Excellent location in the central eastside
- Over sized grade level door
- Some off street parking
- Ideal for storage or heavy manufacturing uses
- Flexible lease terms available
- Affordable lease rates



Plant 4 Building

\$0.60 PSF NNN



Accelerating success.

851 SW 6th Ave.
Suite 1600
Portland, OR 97204
Main: +1 503 223 3123
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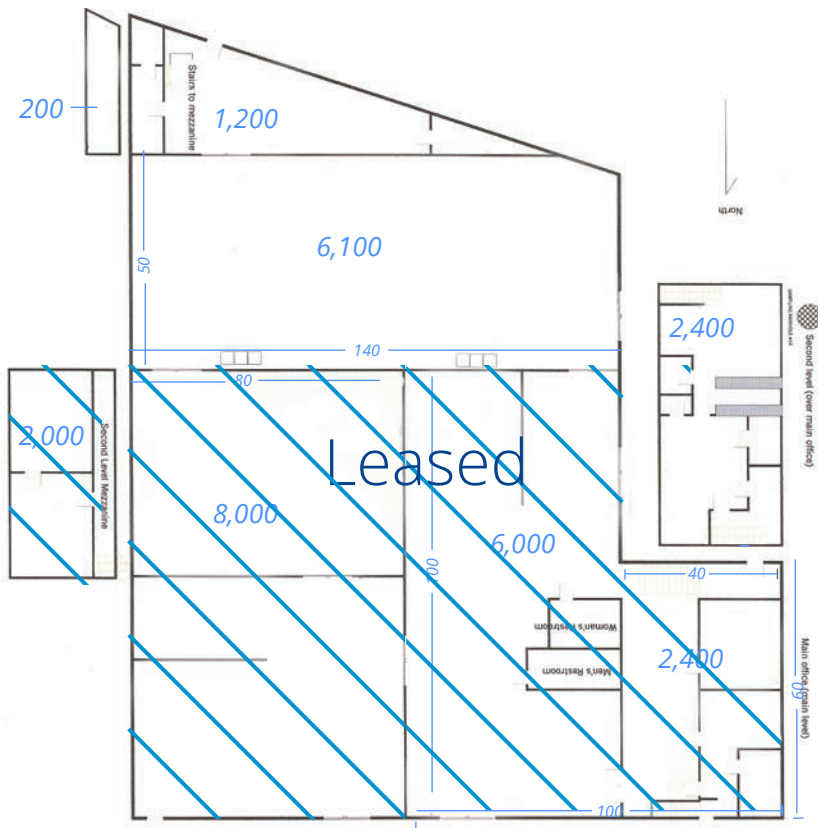
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Heavy Power

Property Overview

Address	310 SE Stephens Street, Portland, OR 97214
Property Details	Plant 4 Building
Available Space	9,900 SF Divisible to 7,400 SF Warehouse and 2,400 SF Office
Year Built	1912 - 1950's
FAR/Height Limit	None
Ceiling Height	14'-20'
Zoning	IG1, General Industrial



\$0.60 PSF NNN

Zoning

- The property is zoned IG1 (General Industrial 1). The IG1 zone will generally have smaller lots and a grid block pattern. The area is mostly developed with sites having high building coverages and buildings which are usually close to the street.
- Generally, the uses and character of this zone are oriented towards Industry.
- Specific allowable uses include: manufacturing, warehouse and freight movement, wholesale sales, industrial services, railroad yards, and parks and open spaces.

Key Highlights

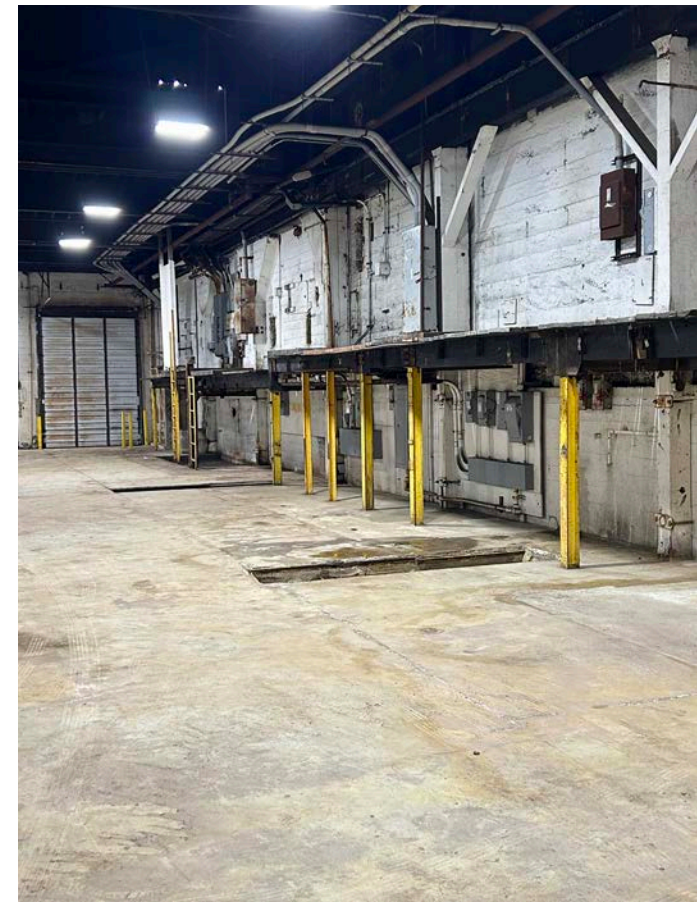
- Excellent location in the Central Eastside
- Central location with great freeway access
- Heavy Power

This property offers a flexible layout.

The location is ideal with great access to bike and mass transit routes, all within walking distance of downtown Portland and the OMSI District.

310 SE Stephens Street Offers:

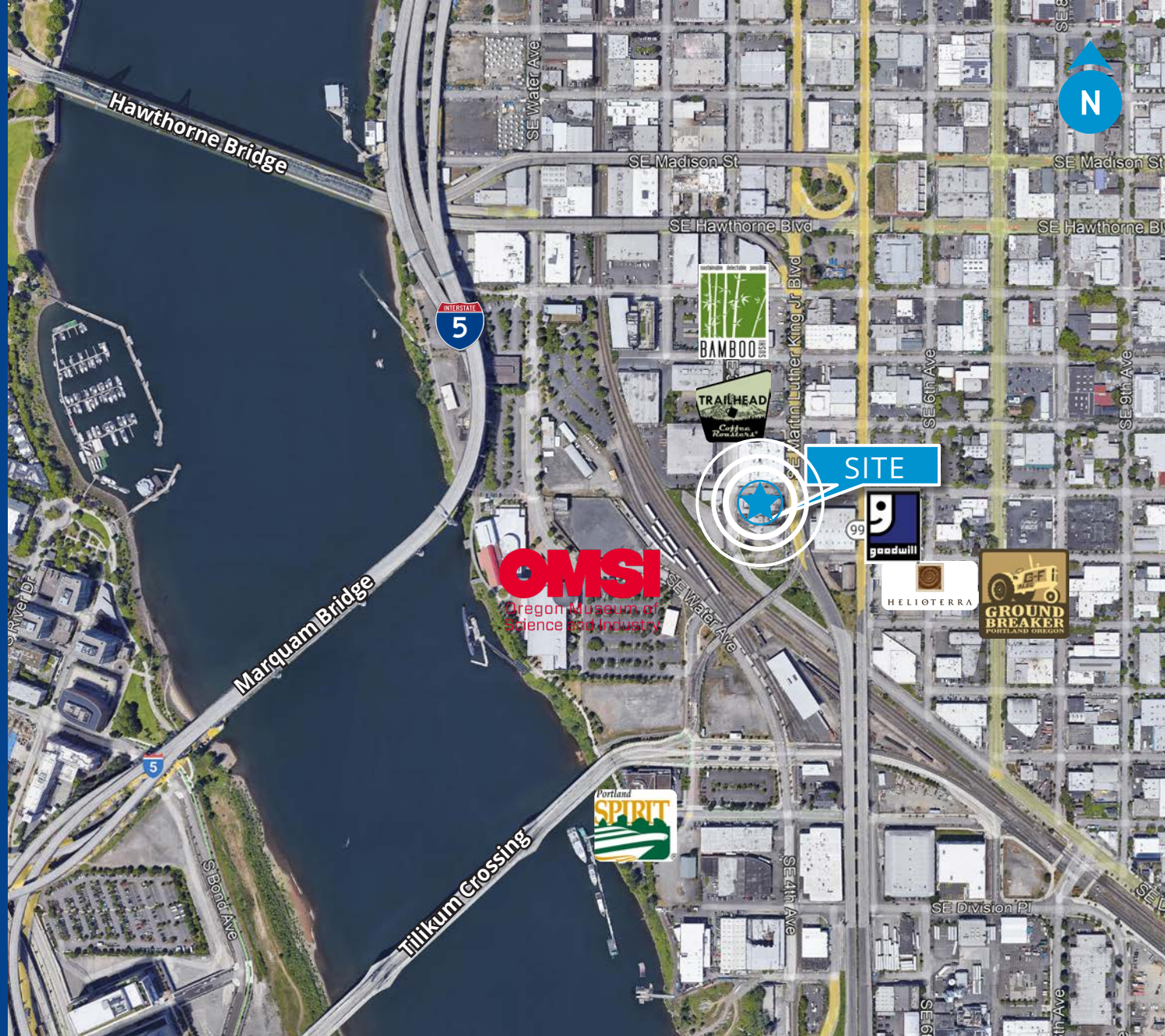
- Ideal location in the Central Eastside next to the emerging OMSI District
- Easy access to downtown and freeways
- Located on the light rail with easy access to the Tilikum Crossing and bike trails
- Creative lease opportunities available
- Low Rental Rates





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