

FOR SALE > 29,000 SF, 2-STORY OFFICE/STORAGE

Astoria, Oregon



3196 MARINE DRIVE, ASTORIA, OREGON 97103



ESD (Northwest Education Service District Service Center) | 29,000 SF 2-Story

Marine Drive is the main thoroughfare
thru Astoria

- 14,500 SF Main Floor Office/Service Area
- 14,500 SF Lower Level Warehouse/Storage (12' Clear)
- Great Multi-Purpose Facility

Sale Price: \$1,495,000 (\$51/SF)

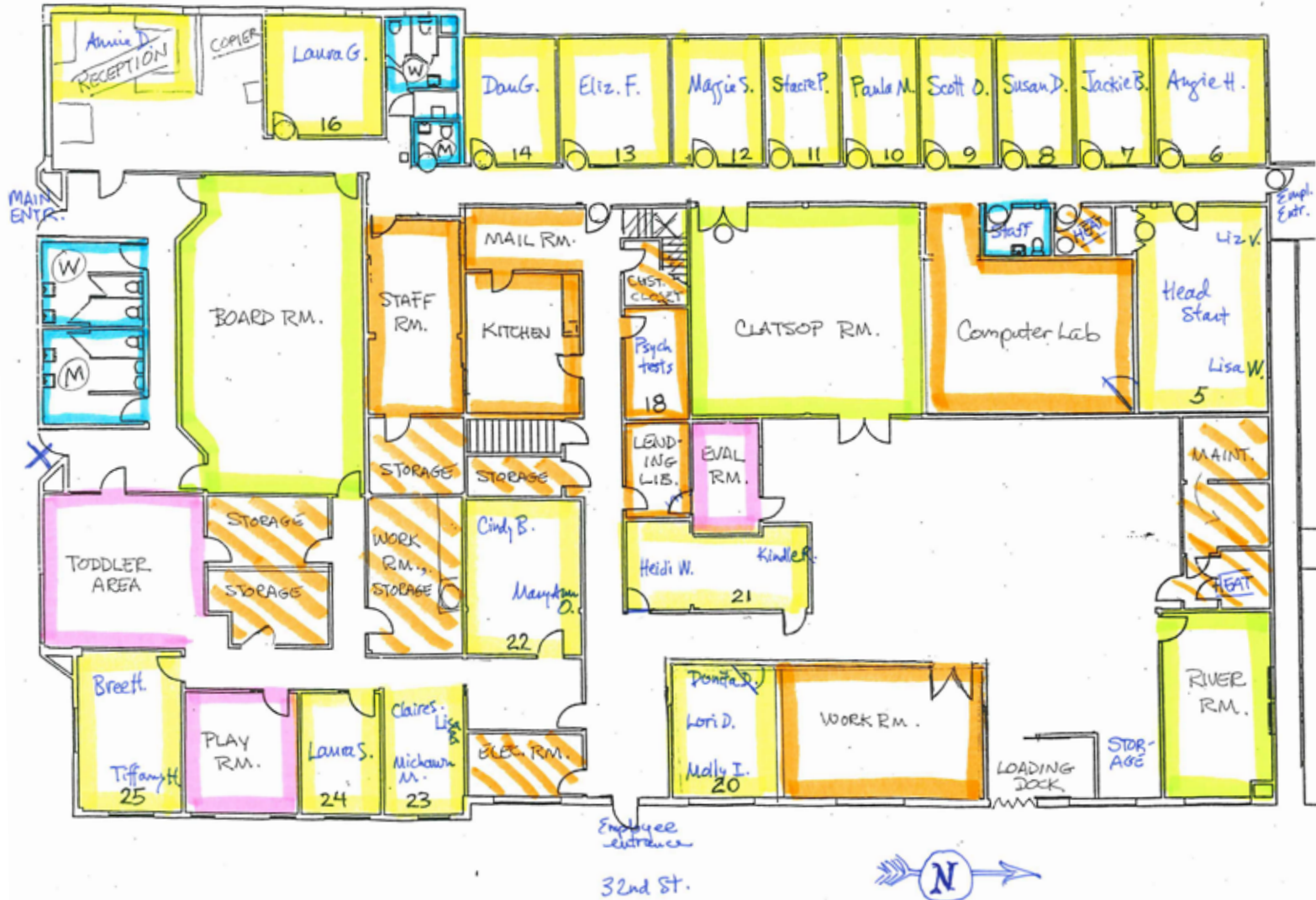


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COLLIERS INTERNATIONAL
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FLOOR PLAN - Main Floor Offices



Parking - On site parking for approximately 36 vehicles

Great Service Building

- ◇ Professional office
- ◇ Dock high loading on main floor (deliveries and staging: higher ceiling)
- ◇ Grade loading for lower level
- ◇ 12' clear height in lower level
- ◇ A block from trolley line and waterfront



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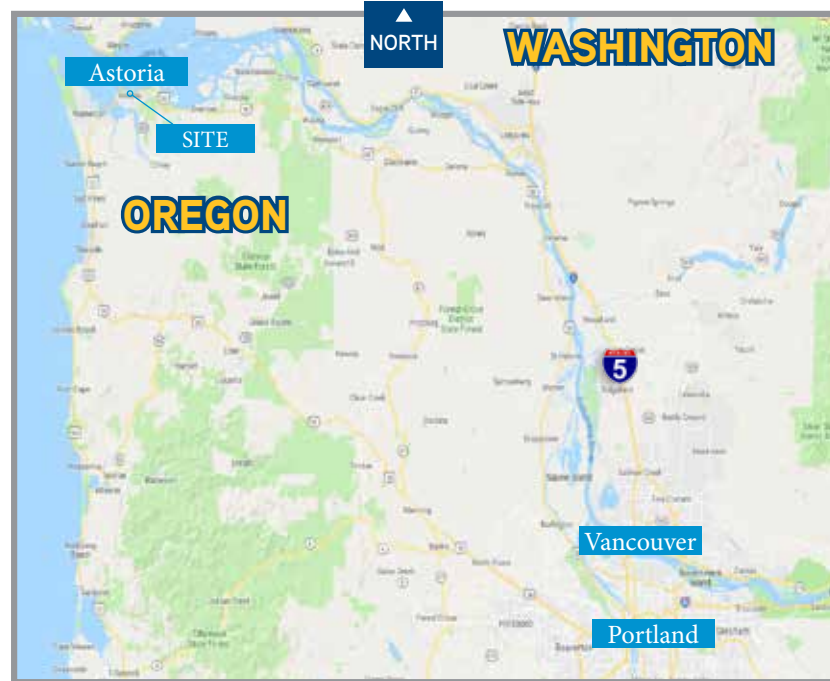
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Zone: C3 Commercial

Allows office, retail, service,
warehouse - VERY FLEXIBLE

The C-3 Zone is primarily for a wide
range of commercial businesses,
including most of those allowed in
other commercial zones.



Astoria, Oregon

Columbia River

DOWNTOWN

ASTORIA

SITE

ASTORIA

BUOY

COLUMBIA RIVER MARITIME MUSEUM

FORT GEORGE

COMFORT SUITES

Oregon Coast Hwy

Bond St

Duane St

Franklin Ave

Exchange St

5th St

8th St

10th St

12th St

14th St

16th St

17th St

18th St

19th St

20th St

33rd St

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