



RARE STEEL HAMMER SITE

FOR SALE ST. JOHN'S PROPERTY
IMMEDIATE AVAILABILITY

8424-8524 N CRAWFORD ST | PORTLAND, OR 97203



Colliers International
851 SW 6th Ave., Suite 1200
Portland, OR 97204
colliers.com/portland



Scott MacLean
503 542 5891
scott.maclea@colliers.com



Chris Johnson SIOR
503 542 5884
chris.johnson@colliers.com



RARE 4.46 ACRES WITH BUILDINGS

- > Located in St. John's, one of the strongest submarkets in the Portland/Vancouver metropolitan area.
- > Could be redeveloped for housing or converted to creative industrial uses.
- > Potential for revenue from existing tenants.
- > Easy access to NW Portland via the St. John's Bridge.



ZONING OVERVIEW

The property falls within the comprehensive plan area.

The current zoning EG (General Employment) and can be revised to Mixed Use Urban Center.

The current zone allows for a variety of employment opportunities.

The new proposed zoning will allow for housing along with other mixed use opportunities.

The Comp Plan designation of CM3 (MU-U Urban Center Mixed Use) for the site zoning was reaffirmed in the recently passed update to the plan, however the base zone remains EG1 General Employment requiring the applicant to request permit(s) consistent with the Comprehensive Plan. This is an extra step in the entitlement process, but not difficult one.

THE SITE IS COMPRISED OF FIVE LOTS THAT TOTAL 4.46 ACRES

Lot	Parcel Size (SF)	Parcel Size (Acres)	Building Area
05500	95,832 SF	2.2 Acres	40,000 SF
05600	6,098 SF	0.14 Acres	N/A
05700	46,174 SF	1.06 Acres	11,500 SF
05800	26,136 SF	0.6 Acres	15,750 SF
05900	20,038 SF	0.46 Acres	3,444 SF
Total Parcel Size =		4.46 AC	70,694 SF

Sale Price
\$7,500,000.00
 (\$38.50 per land SF)

Distances from Subject Property

- 1 4.3 miles to I-5
- 2 6.1 miles to I-405
- 3 10 miles to I-84
- 4 8 miles to Portland CBD
- 5 12.5 miles to I-205
- 6 11.4 miles to PDX International



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