

2,000 SF Close-in Eastside



For Lease

1922 SE 10th Avenue
Portland, OR 97214

Close-In Eastside
2,000 SF
Including 300/SF office
Plus bonus 300/SF mezzanine office

- Rollup door
- 12 high by 10 wide
- Clear height 15'6"
- Zoning - IG1
- Power 200 amps
- 2 plus parking spaces
- Great close in eastside location
- Hard to find small industrial space

\$1.25 plus \$0.25 NNNs

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Accelerating success.

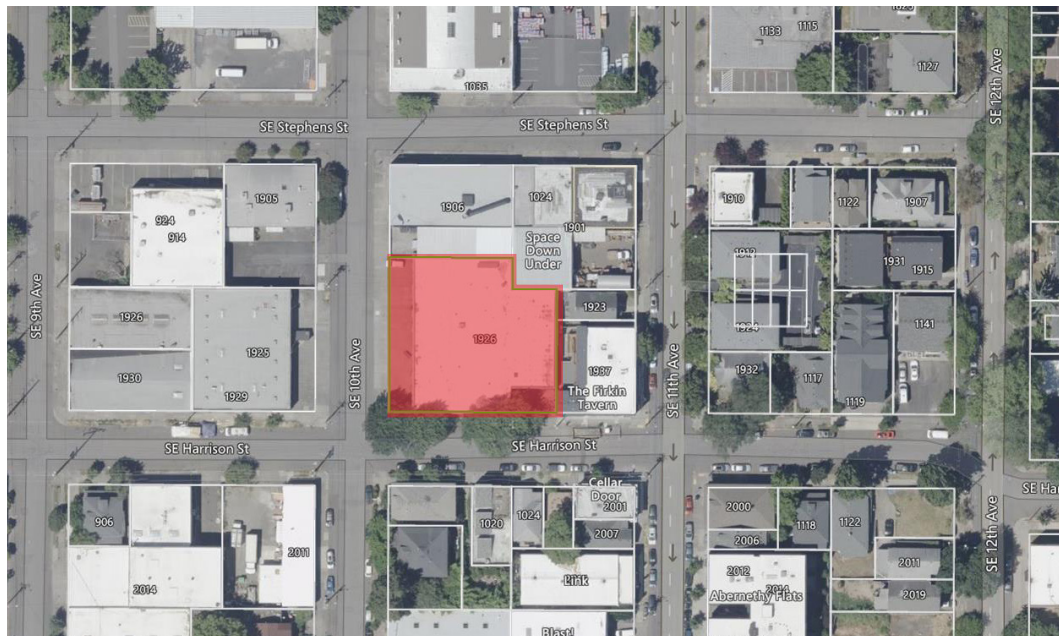
851 SW 6th Ave.
Suite 1600
Portland, OR 97204
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Property Overview

Address	11922 SE 10th Avenue, Portland, OR 97214
Lease Rate	\$1.25 plus \$0.25 NNNs
Property Details	2,000/sf 25'x80' Includes 300/sf office Plus bonus 300/sf mezzanine office
Year Built	1990
Parking	2 plus parking spaces
Power	200 amps
Clear Height	15'6"
Loading	Roll Up Door - 12' high by 10' wide
Zoning	IG1, General Industrial

Zoning

- The property is zoned IG1 (General Industrial). The General Industrial zone provides areas where most industrial users may locate while other uses are restricted to prevent potential conflicts and to preserve land for industry. However, the city modified the zone in 2018 to allow for additional retail use as well as industrial or creative office uses.
- Central Eastside Overlay allows for creative uses.



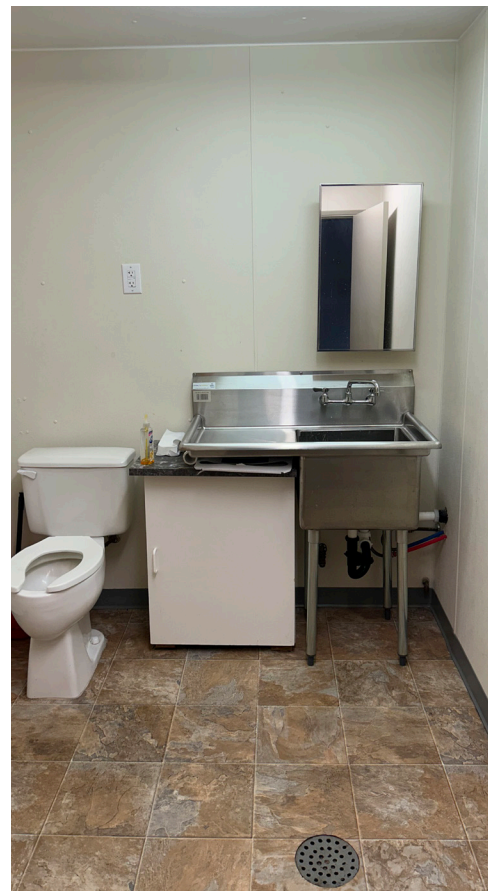
Map Source: Lightbox

Key Highlights

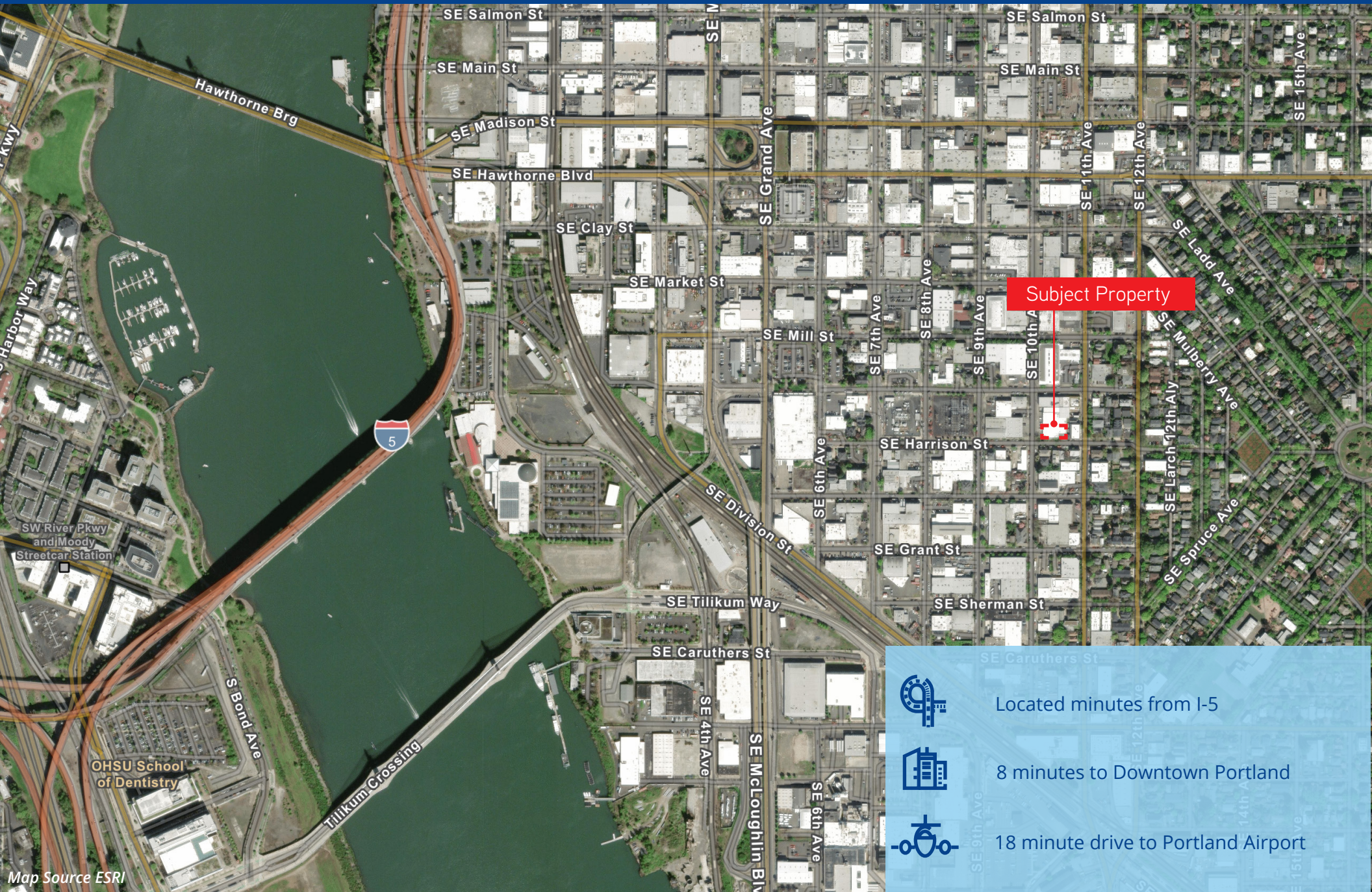
- Great close in eastside location
- Hard to find small industrial space
- Easy freeway access
- Close to breweries and restaurants

1922 SE 10th features:

- 2,000/sf, Includes 300/sf office plus bonus 300/sf mezzanine office
- 12' high by 10' wide roll up door
- Clear height 15 '6"
- Great close-in location



1922 SE 10th Ave.



Subject Property



Located minutes from I-5



8 minutes to Downtown Portland



18 minute drive to Portland Airport

Colliers

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