

Freestanding Building with
Off-Street Parking



For Lease

122 SE 8th Avenue
Portland, OR 97214

Freestanding Flex Warehouse 3,850 SF

1,000 SF of office on the 1st floor and 1,000 SF of office on the 2nd floor. No charge for 2nd story office or 650 SF bonus warehouse mezzanine.

- 18' clear height
- Loading is over sized double man door (palette width)
- Power single phase 200 amp 240 volt
- 5 off-street parking spaces

~~\$1.25~~ price reduced!
\$1.10 per foot NNN

Scott MacLean

Senior Vice President | Portland
Industrial Properties
+1 503 542 5891
scott.maclean@colliers.com

Colin Russell

Vice President | Portland
Industrial Properties
+1 503 223 3123
colin.russell@colliers.com



Accelerating success.

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

Property Overview

Address	122 SE 8th Avenue, Portland, OR 97214
Property Details	3,850 SF freestanding building with 1,000 SF of office on 1st floor and 1,000 SF office on 2nd floor. No charge for 2nd floor office or 650 SF bonus warehouse mezzanine.
Year Built	1967
Parking	Approximately 5 off-street parking spaces
Loading	Oversized double man door (palette width)
Zoning	IG 1 - Ideal for industrial production, sales, repair, manufacturing, makerspace, storage, heating, plumbing and electrical contractors, printing, distilleries/breweries and all other types of production.



Zoning

- The property is zoned IG1 (General Employment). 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.
- Specific allowable uses include: manufacturing, warehouse and freight movement, wholesale sales, industrial services, railroad yards, and parks and open spaces.

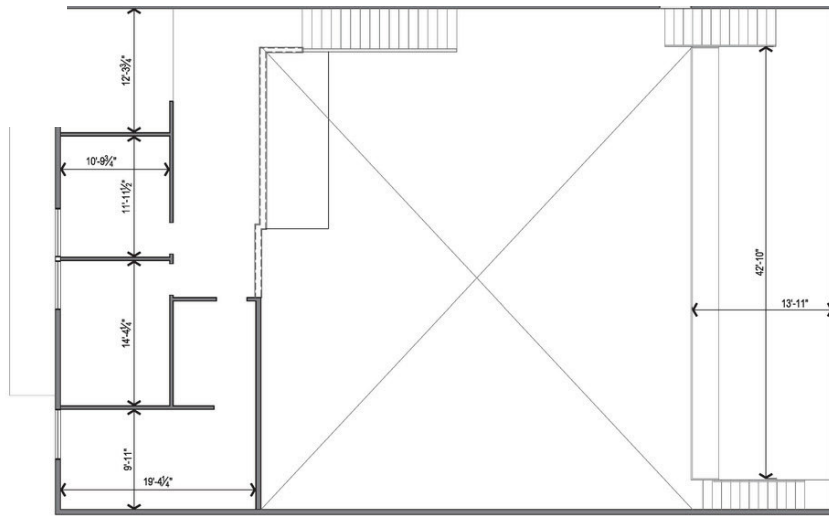
Key Highlights

- Loading is over-sized double man door (palette width)
- Power single phase 200 amp 240 volt
- 5 off-street parking spaces
- Walker's paradise (96 walking score)
- Excellent transit (74 transit score)

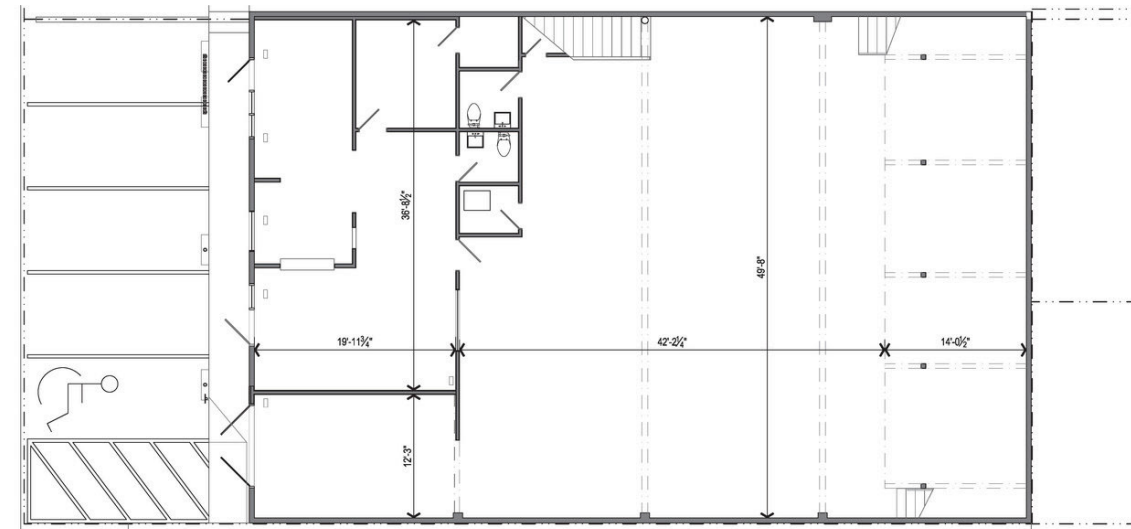
Lease Rate ~~\$1.25~~ price reduced!
\$1.10 per foot NNN

Floor Plans

Second Floor



First Floor

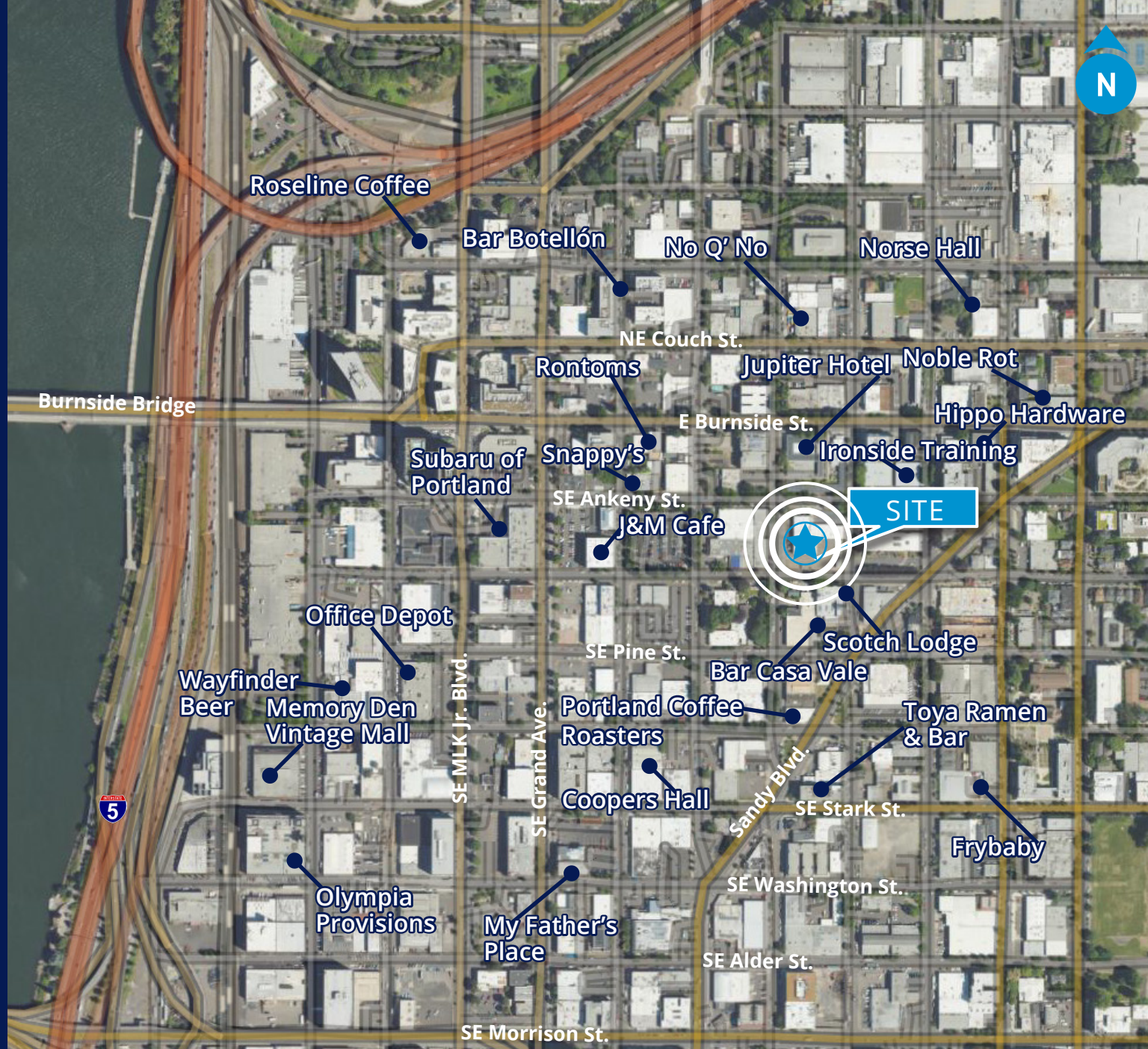




851 SW 6th Ave.
Suite 1600
Portland, OR 97204
Main: +1 503 223 3123
colliers.com

Scott MacLean
Senior Vice President | Portland
Industrial Properties
+1 503 542 5891
scott.maclean@colliers.com

Colin Russell
Vice President | Portland
Industrial Properties
+1 503 223 3123
colin.russell@colliers.com



Map Source: ESRI

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2026. All rights reserved.