

For Lease

Close-In SE Manufacturing Spaces

4629 SE 17th Avenue
Portland, Oregon



11,080 Rentable Square Feet in Four Bays

Amenities include the following:

- Great rate
- Paved yard
- Heavy electrical
- Internal common area
- Central location

For additional information, contact:

Mike Vandenburg, SIOR or Duncan Walker

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Worldwide Real Estate Services

■ **Property Information**

Property Description:	An approximate 42,184 SF metal manufacturing building with 4,000 SF of newer office area situated on 1.9 acres with a paved and fenced yard area.
Location:	4629 SE 17th Avenue; one block south of SE Holgate and only five minutes from downtown Portland and freeways.
Clearance:	14' under craneways
Power:	440 & 408 volt, 3 phase, heavy amperage
Sprinklered:	Wet system
Zoning:	IG1 - General Industrial; City of Portland

■ **Terms**

Space Lease Rates:	<u>Bay</u>	<u>Square Feet</u>	<u>Rent/Mo. Gross</u>
	1	2,380	\$ 900.00
	2	3,600	\$1,500.00
	3	2,400	\$ 900.00
	4	2,700	\$1,100.00

■ **Comments**

- Lunchroom, sign & machine shop area improved in warehouse
- Combination of halide, mercury vapor and strip fluorescent lighting
- Gas space heat
- Owner is willing to divide or combine spaces

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