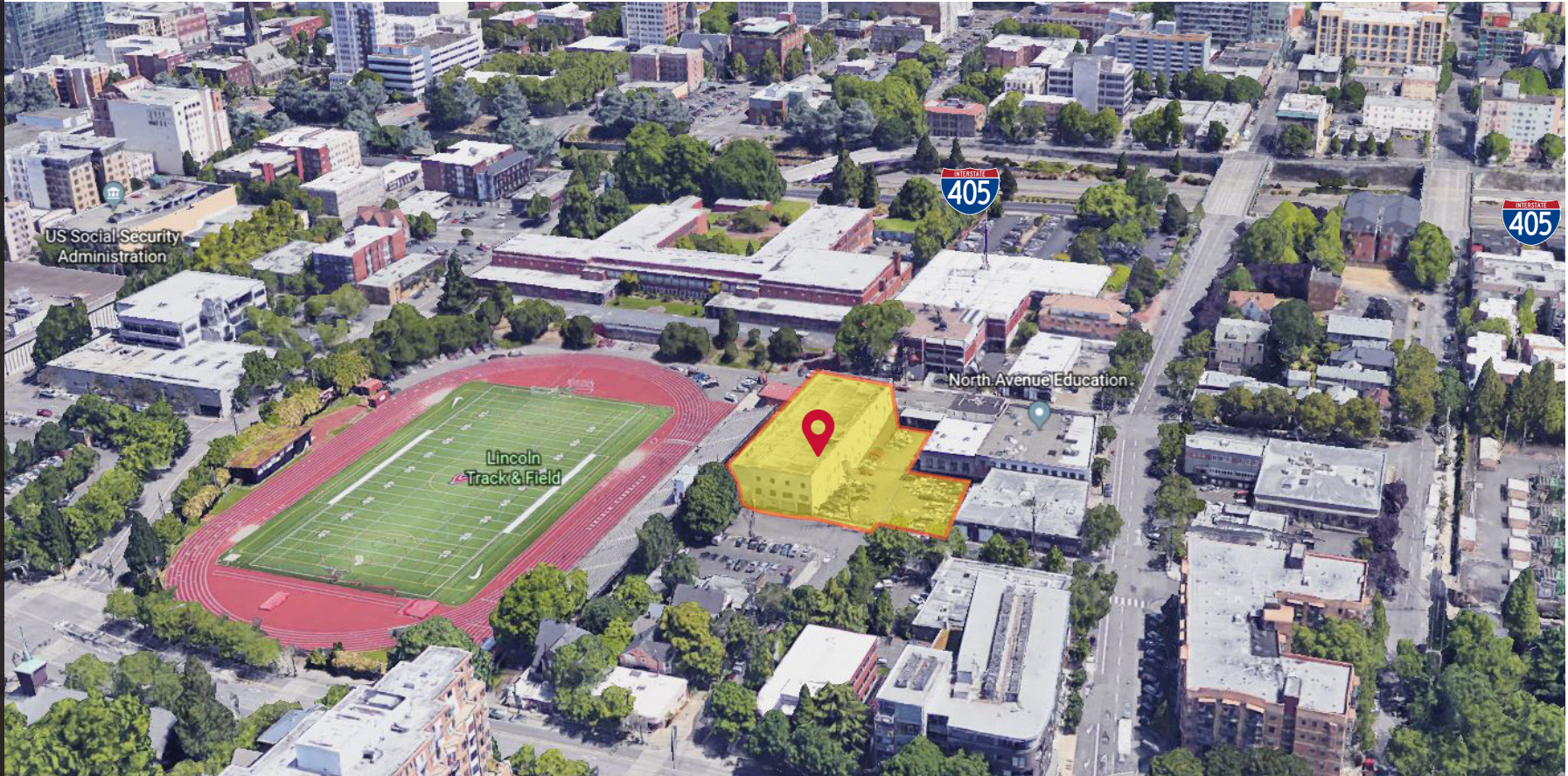




FOR LEASE



WAREHOUSE & LOT - GOOSE HOLLOW

1128-1130 SW 17TH AVENUE
PORTLAND, OR 97205

AVAILABLE

~42,500 SF Warehouse
70 Space Parking Lot Separate

RATES

Warehouse: \$45,000/mo Base NNN Rent
(\$6,000/mo Estimated NNN Rent)
Parking: Call for Pricing

BUILDING HIGHLIGHTS

- Goose Hollow neighborhood
- Easy access to US-26 & I-405/I-5
- Access to Warehouse and Parking on both SW 16th & 17th
- 70 Parking spaces available separately

TIM PARKER

503.546.4537
tparker@melvinmark.com
Licensed in OR & WA

PETER ANDREWS

503.546.4522
pandrews@melvinmark.com
Licensed in OR

ABOUT WAREHOUSE & LOT

1128-1130 SW 17TH AVENUE, PORTLAND, OR 97205



Max on 18th



PROPERTY FEATURES

- 42,500 SF Warehouse (3 Levels)
 - 2,000 SF Office
 - 2 floors with ramped access from street level
 - 3rd floor accessible via large service elevator
 - ~14,000 SF/floor
- Parking lot
 - ~15,000 SF lot
 - 70 spaces available, call for pricing
- Ceiling Heights - floor to beam
 - 1st: 11'
 - 2nd: 11' 6"
 - 3rd: 10' 3"
- Power
 - 800 amp 120/240 three-phase



100 WALK SCORE

"Walker's Paradise"



98 BIKE SCORE

"Biker's Paradise"



95 TRANSIT SCORE

"Rider's Paradise"

ABOUT WAREHOUSE & LOT

1128-1130 SW 17TH AVENUE, PORTLAND, OR 97205



LOCATION

- Goose Hollow neighborhood
- Easy access to US-26 & I-405/I-5
- Access to Warehouse and Parking on both SW 16th & 17th



NEARBY ATTRACTIONS

- Providence Park
- Safeway
- Lincoln Track & Field
- Goose Hollow Inn
- Target
- Crystal Ballroom
- Multnomah Athletic Club
- Central Library
- Portland Art Museum
- Ringside Steakhouse
- Fred Meyer
- Sammy's Flowers
- Hotel deLuxe
- Kinara
- Starbucks
- Bellagio's Pizza

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WAREHOUSE & LOT

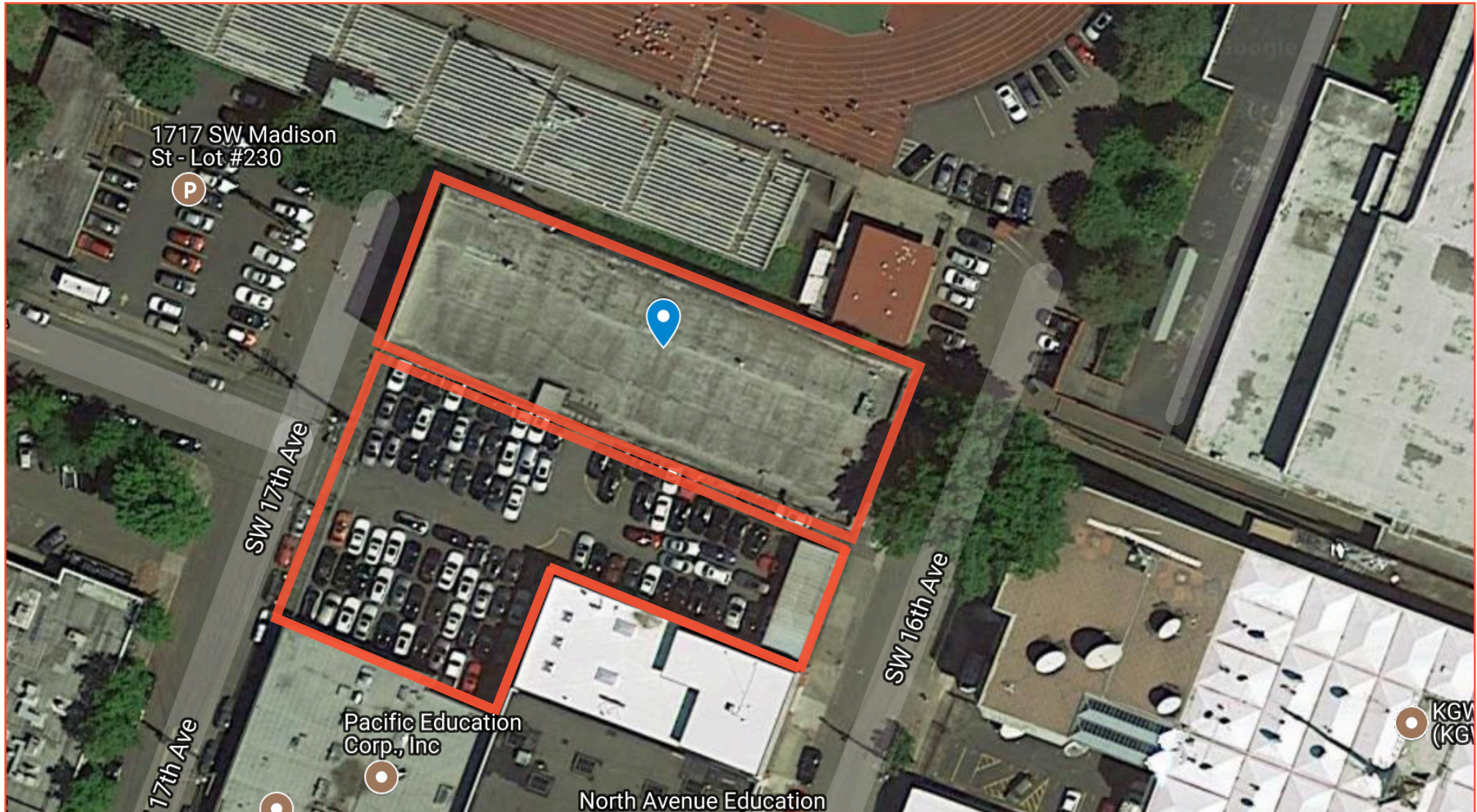
1128-1130 SW 17TH AVENUE, PORTLAND, OR 97205

AVAILABLE

- ~ 42,500 SF Warehouse
- 2,000 SF Office
- 70 Space Parking Lot

RATE

\$45,000/mo Base NNN Rent
\$6,000/mo Estimated NNN Rent
Parking: Calling for Pricing



FOR LEASE POLICE WAREHOUSE
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WAREHOUSE & LOT

FLOOR PLAN

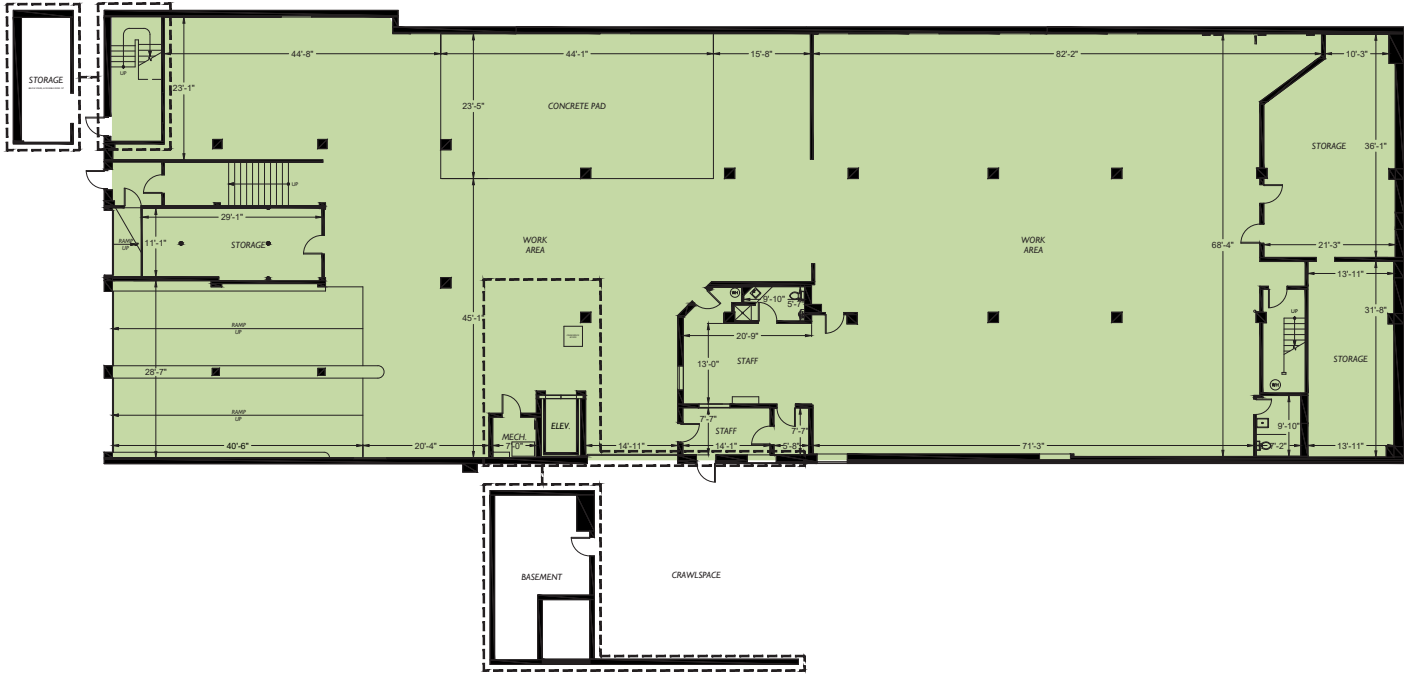
AVAILABLE

Floor 1

RATES

Warehouse: \$45,000/mo Base NNN
Rent

FLOOR 1



FOR LEASE WAREHOUSE & LOT
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WAREHOUSE & LOT

FLOOR PLAN

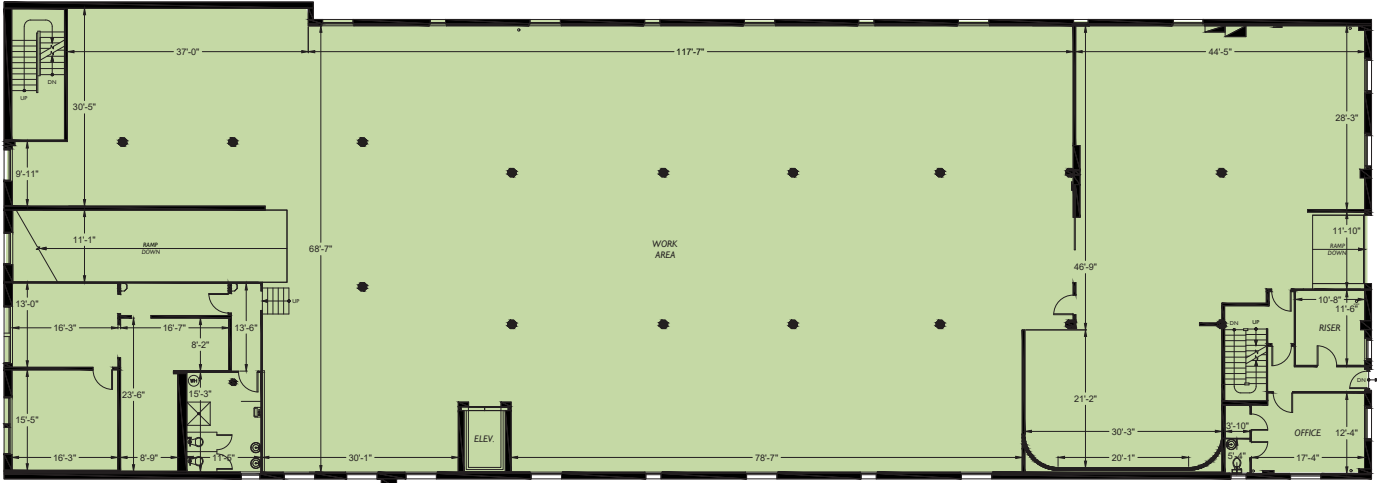
AVAILABLE

Floor 2

RATES

Warehouse: \$45,000/mo Base NNN
Rent

FLOOR 2



FOR LEASE WAREHOUSE & LOT
1128-1130 SW 17TH AVENUE
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WAREHOUSE & LOT

FLOOR PLAN

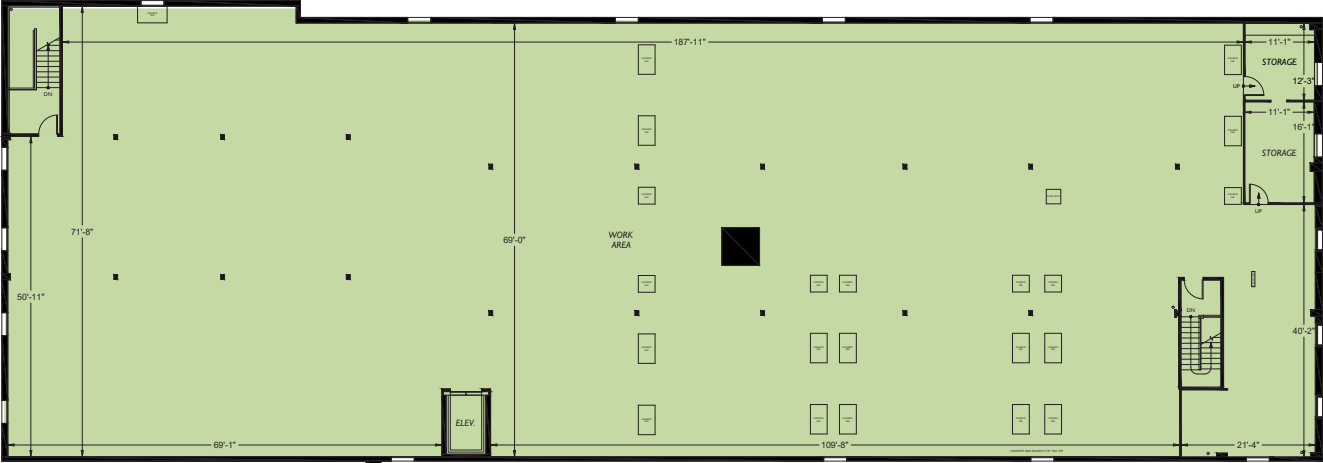
AVAILABLE

Floor 3

RATES

Warehouse: \$45,000/mo Base NNN
Rent

FLOOR 3



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