



NE Marine Dr & Interlachen Ln | Gresham, OR

±4.93 LAND ACRES  
**FOR SALE**

NE MARINE DRIVE

±10,865 ADT

NE MARINE DRIVE

**LOT 3 ±2.65 AC**

**LOT 2  
±2.28 AC**

**PRICED AT \$1,825,000**

**BRAD CARNESE**

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# FOR SALE



## PROPERTY HIGHLIGHTS

### NE MARINE DR @ INTERLACHEN - LOTS 2 & 3

SALE PRICE	\$1,825,000
TOTAL SIZE (2 LOTS)	APPROX ±4.93 ACRES
TOPOGRAPHY	LEVEL, HIGHER GRADE @ STREET LEVEL
UTILITIES	CITY OF GRESHAM
ZONING	HI - HEAVY INDUSTRIAL (CITY OF GRESHAM)

### LOT 3 DETAILS:

±2.65 ACRES (APPROX)  
CONCEPTUAL PLANS ACCOMMODATE:  
12,500 SF BUILDING (135' x 90')  
72 PARKING SPACES: (43) 9' x 19' & (29) 11' x 30'

### LOT 2 DETAILS:

±2.28 ACRES (APPROX)  
PROTECTED WET LANDS  
COMBINE WITH LOT 3 TO OFFSET LANDSCAPING REQUIREMENT  
EASEMENT INCOME EARNS \$6,000 / YEAR (+15% EVERY 5TH YEAR)

## DEMOGRAPHICS REPORT

LOCAL POPULATION	1 MILE	2 MILE	3 MILE
TOTAL POPULATION	2,140	15,844	67,324
AVERAGE AGE	45	39.3	37.5

\* 2023 Demographics data derived from CoStar for 19499 NE Riverside Pkwy



HOUSEHOLD & INCOME	1 MILE	3 MILE	5 MILE
TOTAL HOUSEHOLDS	887	6,771	27,396
AVERAGE HOUSEHOLD INCOME	\$95,467	\$80,672	\$83,916
MEDIAN HOME VALUE	\$346,837	\$327,369	\$348,881

# SITE PLAN LOT 3

## SUMMARY

TOTAL AREA:  
115,329 SF / ±2.65 AC

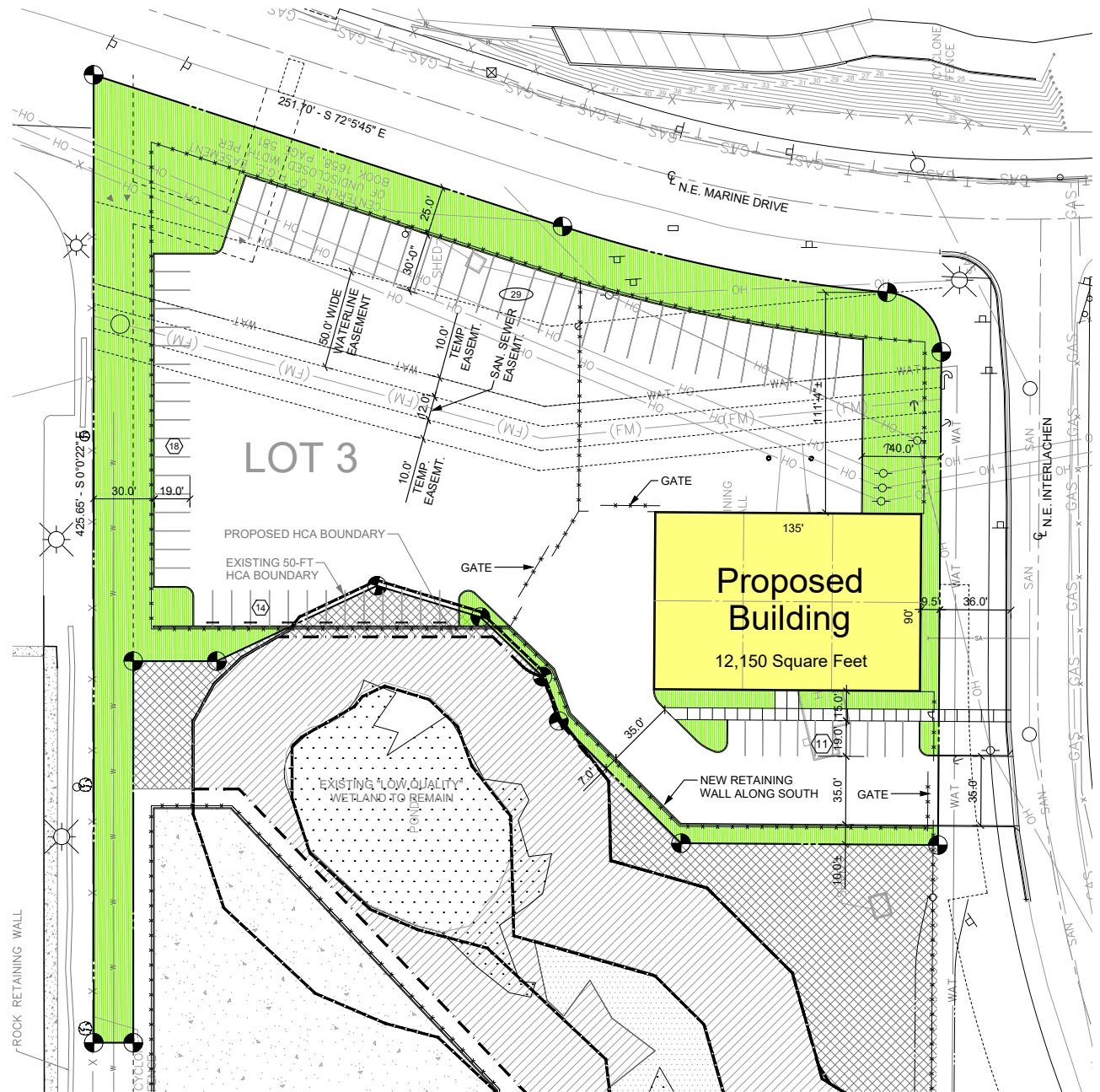
BUILDING:  
12,150 SF / 10.54%

LANDSCAPE:  
33,953 SF / 29.44%

A.C.PAVING:  
69,226 SF / 60.02%

PARKING (9' X 19') 43

PARKING (11' X 30') 29







COLUMBIA RIVER

MCGUIRE ISLAND

MCGUIRE POINT MARINA

COLUMBIA RIDGE MARINA

DUCKS MOORAGE

THE ISLANDS MARINA

BIG EDDY MARINA

CAMERON DC

MARINE DR BC

PORTLAND 185 INDUSTRIAL CTR

SOUTH SHORE CP

STAPLES FC

PROLOGIS PDX20

BIG EDDY CC

BLUE LAKE REGIONAL PARK

BLUE LAKE

NE INTERLACHEN LN

FAIRVIEW LAKE

0.5 MILE

1.0 MILE

1.5 MILE

PORTLAND PORTAL III

NE SANDY BLVD

GATEWAY CC

BOEING CORP

SANDY CROSSING

CASCADE DC

PORTLAND PORTAL I & II



ALBERTSONS DC

PORTLAND DC

ROCKWOOD CC

HALSEY BP







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