

FOR SALE | 26,000 SF

IMPERIAL FACTORY

SHOWROOM | WAREHOUSE | FLEX | MANUFACTURING



FOR SALE

2526 NW Yeon Avenue
PORTLAND, OR 97210



SALE PRICE: \$3,250,000

- Excellent visibility and signage on high traffic street
- Accessibility to freeway and NW Industrial neighborhood
- Showroom space with supporting office/warehouse/distribution capability

BRAD CARNESE
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200 SW Market, Ste 200
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OVERVIEW



PROPERTY HIGHLIGHTS

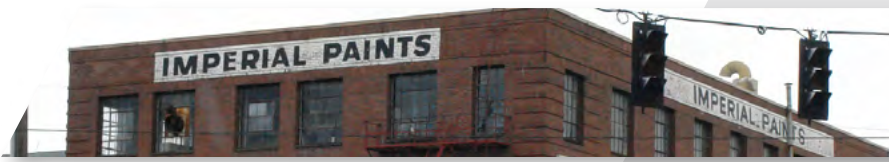
- 22,757 SF brick building and 2,947 SF wood building
- Dock height loading
- Clear height on Ground Floor : 12'; 2nd Floor : 9'; 3rd Floor : 11'
- Freight elevator serves upper floors
- 400 AMP / 3-Phase power
- IH - Heavy Industrial Zoning
- 24 off-street parking spaces

contact

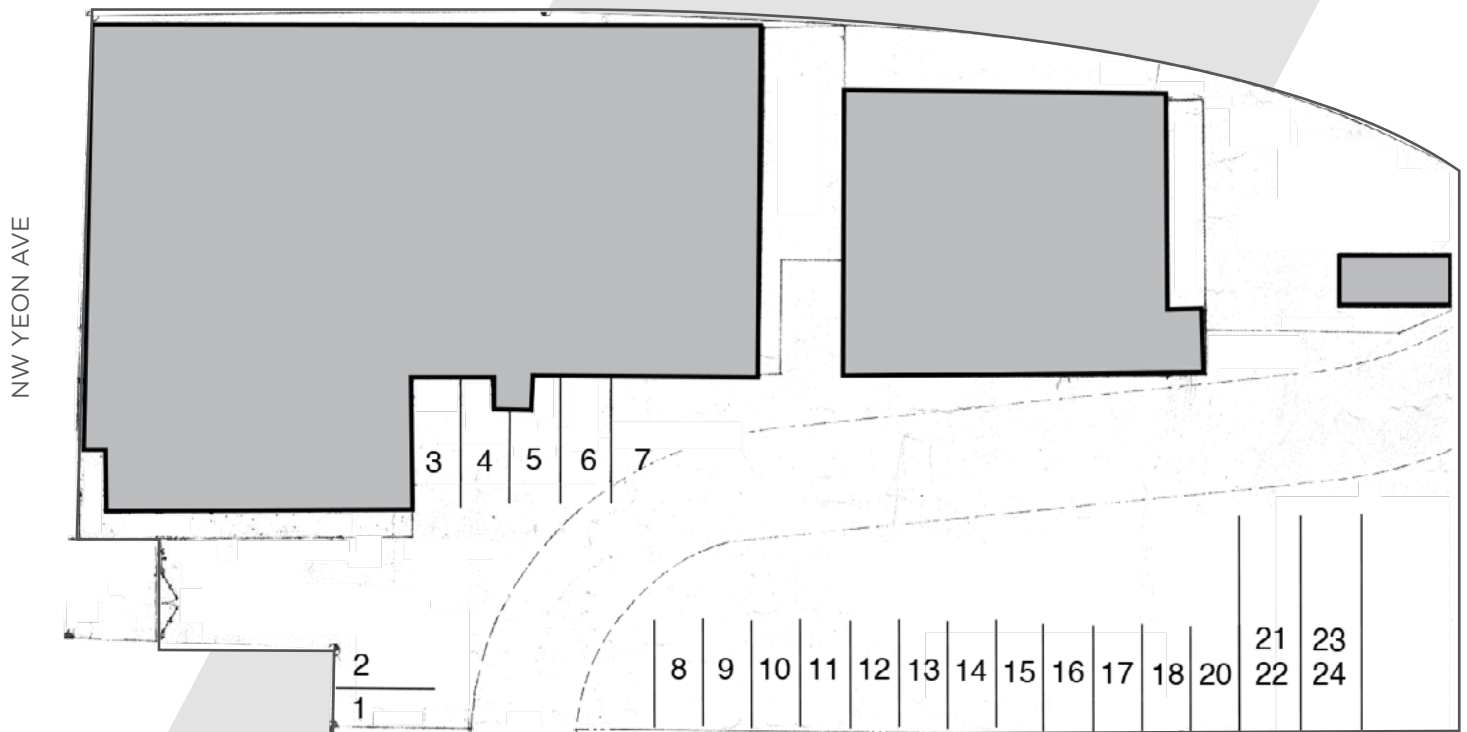
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SITE PLAN



LOT HIGHLIGHTS

- Lot Size: 0.72 Acres (31,363 SF)
- 24 Off-street parking stalls
- Tax Lot #: 1128 900
- Property Taxes: \$17,480 (2019)



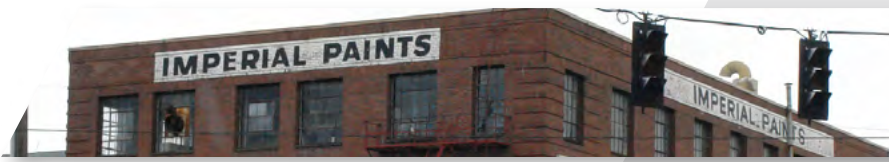
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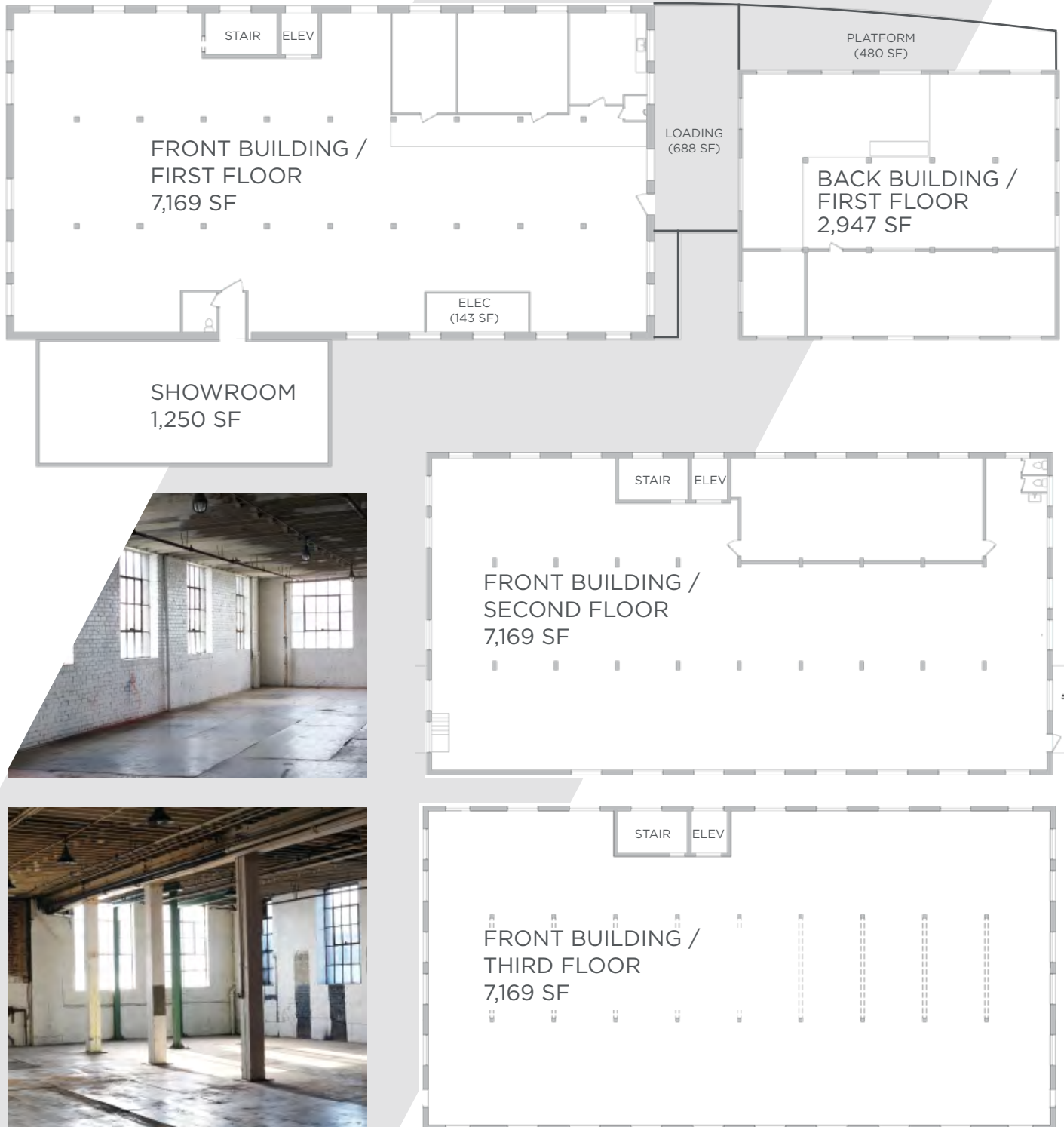
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FLOOR PLANS



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LOCATION



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