FOR SALE > RIVER FRONT INDUSTRIAL PROPERTY

Terminal 1 North
2400 NW Front Avenue, Portland, Oregon

Distances from Subject Property

1. 1 mile to I-5
2. 0.2 miles to I-405
3. 1.5 miles to I-84
4. 0.5 miles to Portland CBD
5. 8 miles to I-205
6. 14 miles to PDX International

Approximately 14.48 acres of river-front land plus 3.6 acre dock

Property Highlights

➤ Located in the NW Portland Industrial submarket, Portland prime Industrial area.
➤ 96,000 sf warehouse with 8 dock doors, 3 grade, and 22’ clearance height.
➤ Approximately 3.6 acres of dock/pier area.
➤ Level, rectangular site and outside the 100 year flood plain.
➤ Zone IH Heavy Industrial Zoning with Greenways Overlay.
➤ Entire site is paved and fenced, with direct access to Front Ave.

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ZONING OVERVIEW IH (Heavy Industrial)

This zone is one of the three zones that implement the Industrial Sanctuary map designation of the City’s Comprehensive Plan. The zone provides areas where all kinds of industries may locate including those not desirable in other zones due to their objectionable impacts or appearance. The development standards are the minimum necessary to assure safe, functional, efficient, and environmentally sound development.

Sale Process

The City of Portland and the Bureau of Environmental Services (BES) have classified 2400 NW Front Avenue as Surplus Property to be placed on the market for sale. The goal of BES is to find a Buyer for the site that will not require a zone change, that can close on the sale in a reasonable time line, and pay a market rate price for the site. BES is now in a position to review offers to purchase the site; however BES will not respond to offers until at least 30 days after the site has been on market for sale. A sale shall be subject to the completion of a lot line adjustment that is under way and a buyer needs to review the sewer easements that will affect the site.