



FOR SALE OR LEASE

## FREE STANDING BUILDING COMMERCIAL/ RETAIL/ SERVICE



### HIGH VISIBILITY LOCATION

6417 SE POWELL BLVD., PORTLAND, OR 97206

- +/- 13,181 SF includes 12,600 SF on main level
- +/- 2000 SF showroom; +/- 1000 SF offices; +/- 9,600 SF warehouse and production area on main level
- Lower level contains 545 SF granite tiled sink/cabinets in lunch/break room, men's/women's restrooms
- 210 SF additional bonus/storage area
- (3) Restrooms
- Ceiling height 15'
- Loading: (4) 12'x14' grade level doors
- Internal dock loading ramp
- Power: Heavy 3 phase power (former welding repair shop)
- (30) Parking spaces (off street)
- Signage and exposure on SE Powell Blvd.
- Traffic count: 25,900 cars per day
- Zoning: CG General Commercial

**LEASE RATE: \$7,200/Month Gross**

**SALE PRICE: \$1,650,000**

**TO LEARN MORE OR SCHEDULE A TOUR CONTACT:**

CINDY BROWN, SIOR | [503] 452 4000

[WWW.COMMERCIALQUESTNW.COM](http://WWW.COMMERCIALQUESTNW.COM)

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