

FOR SALE



HIGH VISIBILITY INVESTMENT PROPERTY FOR SALE



NEW HOME OF - **DECCA HARDWOOD COMPANY** 6417 SE POWELL BLVD., PORTLAND, OR 97206

- +/- 13,181 SF includes 12,600 SF on main level
- +/- 2,000 SF showroom; +/- 1,000 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'
- New insulation in warehouse
- Loading: (4) 12'x14' grade level doors
- 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
- New 3 Year Gross Lease in place - starting rent \$7,200/month with annual increases

SALE PRICE: \$1,295,000

TO LEARN MORE OR SCHEDULE A TOUR CONTACT:
CINDY BROWN, SIOR MANAGING PRINCIPAL BROKER
[503] 452 4000 | WWW.COMMERCIALQUESTNW.COM

Information contained herein has been obtained from others and considered to be reliable. However, a prospective buyer or tenant is expected to verify all information to his/her own satisfaction.



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1675 SW MARLOW AVE., STE 304, PORTLAND, OR 97225