

LIGHT INDUSTRIAL FLEX FOR LEASE

±3,750 RSF / SHOWROOM / OFF-STREET PARKING



1713 SE 7th Avenue | Portland, OR

\$5,950 / Month NNN



BRAD CARNESE

Managing Director

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PROPERTY DETAILS



PROPERTY HIGHLIGHTS

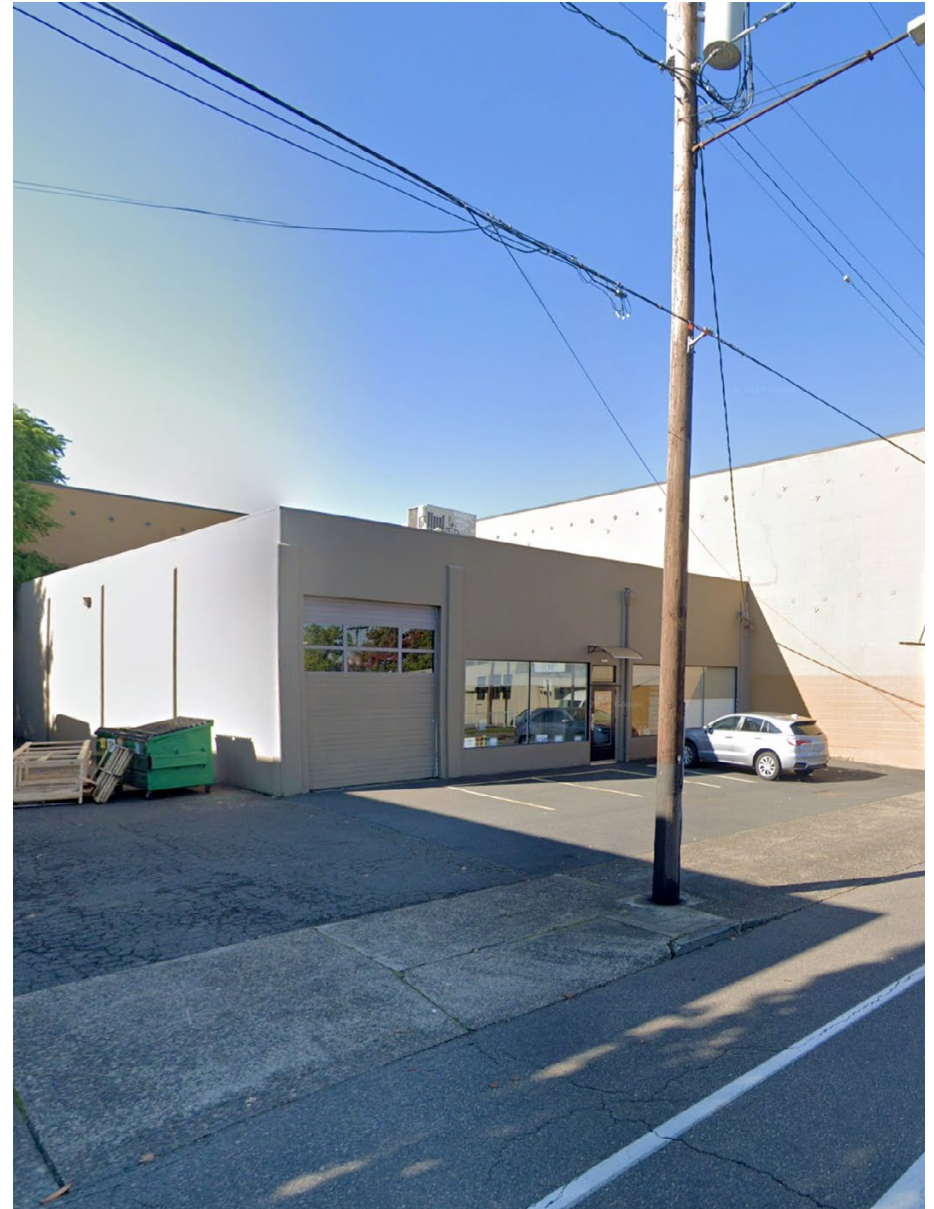
1713 SE 7TH AVENUE, PORTLAND, OR 97214

AVAILABILITY	June 1, 2024
LEASE RATE	\$5,950.00 / Month NNN
TOTAL SF / OFFICE SF	± 3,750 SF
LAND SIZE	4,988 SF (0.11 Acres)
INTERIOR	Showroom, Offices, Loading Area
CLEAR HEIGHT	16 Feet
GRADE DOORS	One (1) - Front Facing Drive-In
PARKING	Off-Street with ±4 Front Stalls + Side Lot
ZONING	IG1 - General Industrial 1 (City of Portland)

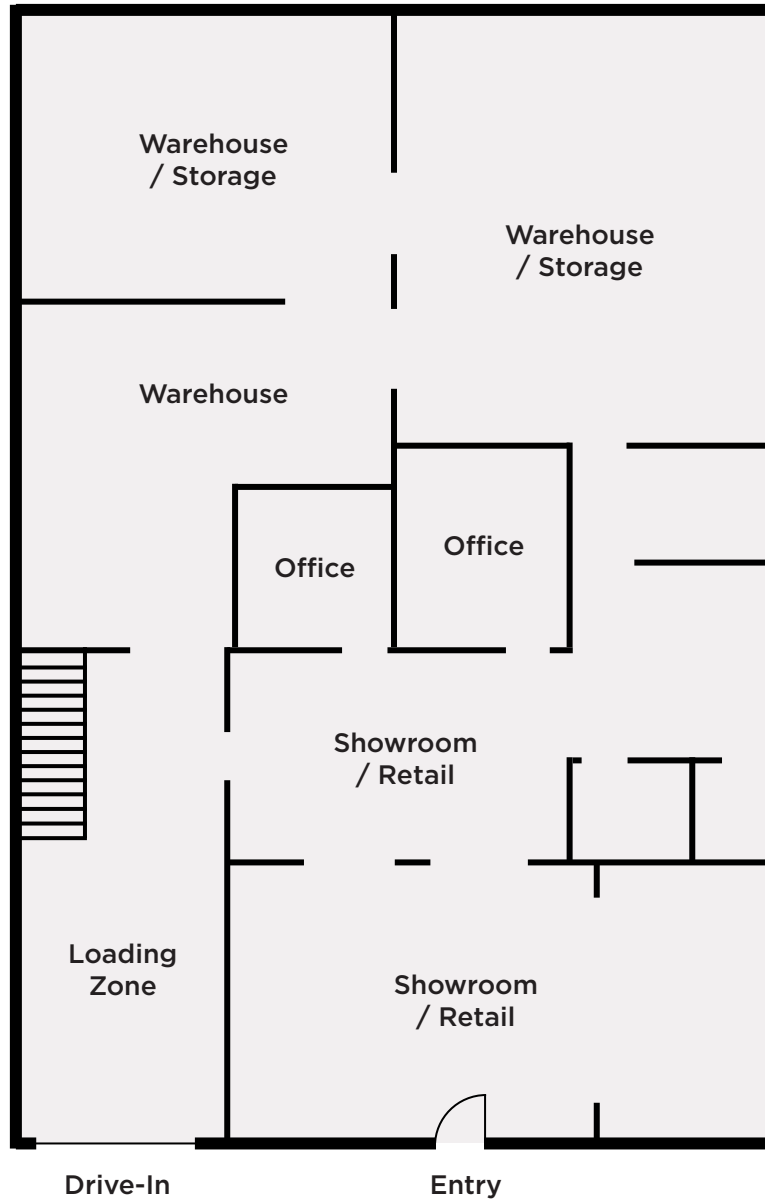
PROXIMITY

MEASUREMENT	I-5	CBD	I-205	PDX
DRIVE DISTANCE (MILES)	0.80	1.20	5.00	10.70
AVG TIME (MINUTES)	3-6	4-6	12-20	14-22

* 2023 Demographics data derived from CoStar for 1713 SE 7th Avenue & Google Maps



FLOOR PLAN



Existing Floor Plan

(estimated)

- Retail Entry
- Showroom
- Office Space
- Storage
- Warehouse
- Drive-In Loading Bay
- Mezzanine Storage



NEIGHBORHOOD MAP



CBD / DOWNTOWN

CENTRAL EASTSIDE

SW PORTLAND

OREGON HEALTH & SCIENCE UNIV.



SOUTH WATERFRONT

BROOKLYN

LONE FIR CEMETERY

SE PORTLAND

ASYLUM FOOD CARTS

PINE STATE BISCUITS

LADD'S ADDITION

OMSI

BUCKMAN

PORTLAND STATE UNIV.

26

99E

5

405

SW BROADWAY

SW NAITO PKWY

HAWTHORNE BR.

MORRISON BR.

ROSS ISLAND BR.

SE MCLoughlin BLVD

SE POWELL BLVD

SE DIVISION ST

SE 20TH AVE

SE 12TH AVE

SE 11TH AVE

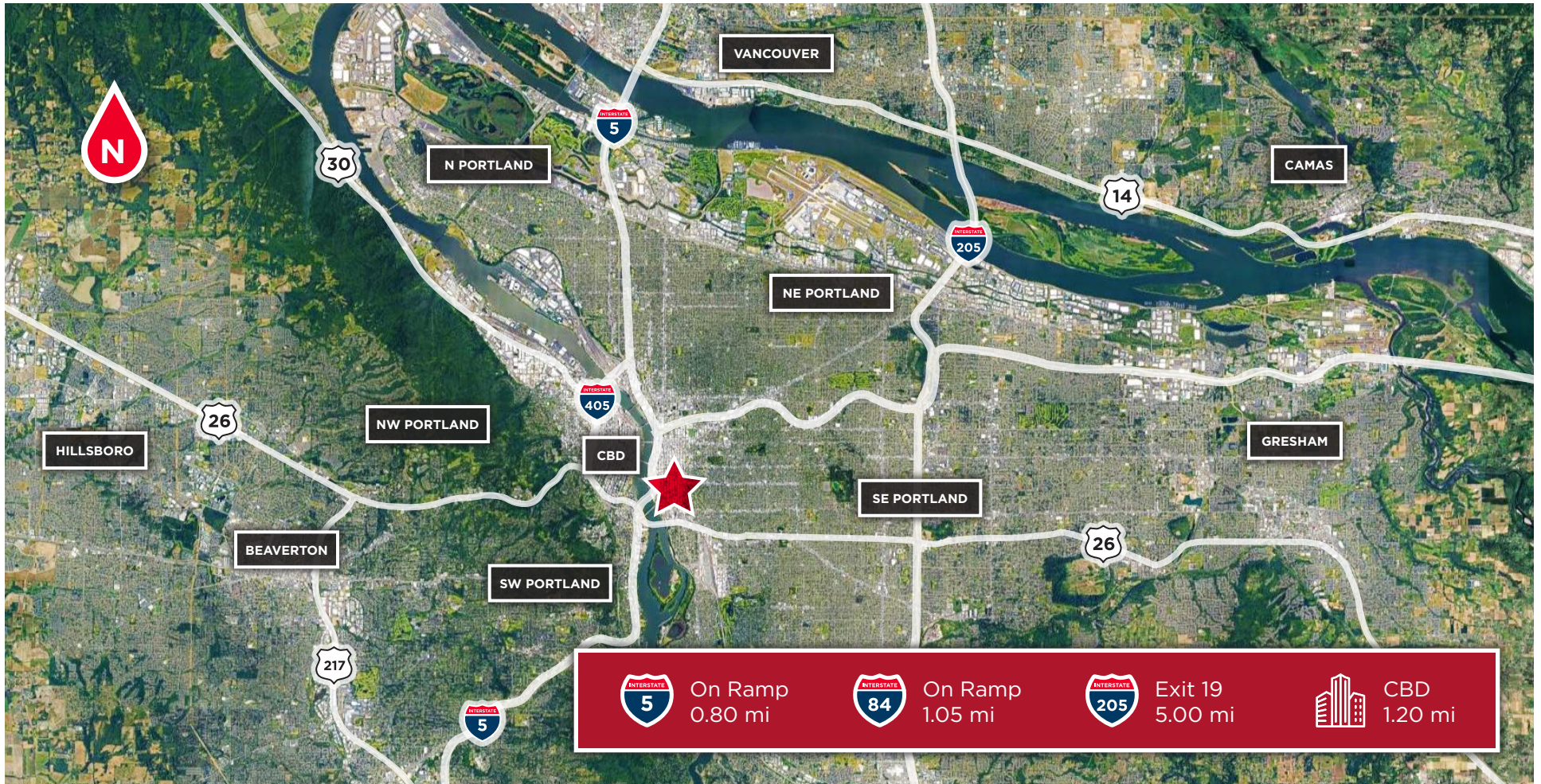
SE GRAND AVE

SE MLK JR BLVD

SE MORRISON ST

SE BELMONT ST

SE HAWTHORNE BLVD



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