

STEEL HAMMER DEVELOPMENT



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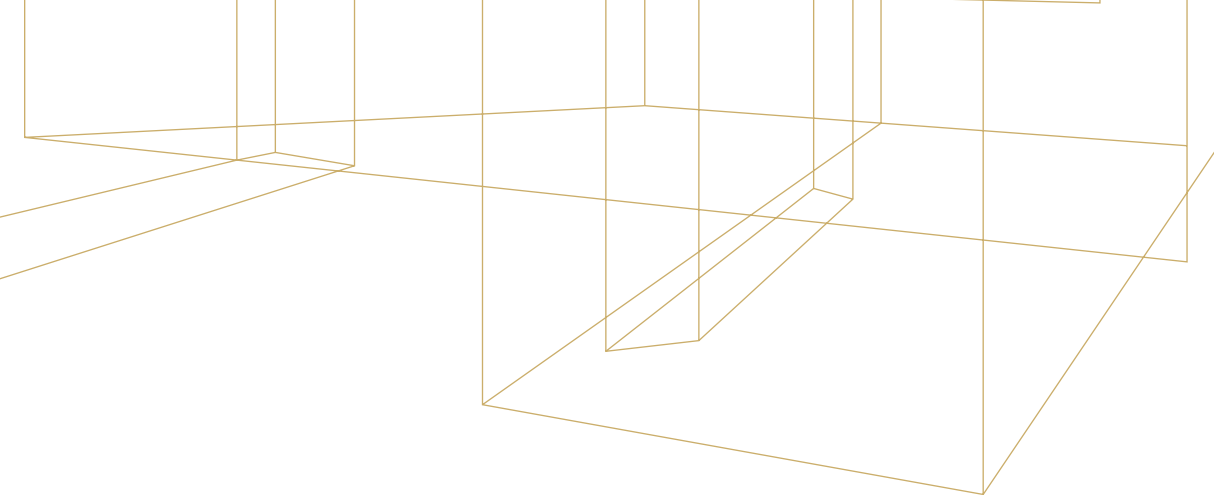
AREA RETAIL

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PROPERTY OVERVIEW

Kidder Mathews has been retained to exclusively market for sale the 8524 N Crawford Street Property in Portland, OR.

THE OFFERING

The 4.46 acre site includes four (4) industrial buildings totaling 82,050 usable SF across the five (5) parcels. Historically the site has been used for industrial manufacturing and storage. The site is located adjacent to the famous 23 acre Cathedral

Park, located 400 feet below the St. Johns bridge towers. Cathedral Park offers public restrooms, boat docks/ ramps, canoe launch area, off-leash dog areas, outdoor stage, and paved paths offering riverfront views. The subject property is also within walking distance to downtown St. Johns, which is a staple of Portland's food and beverage scene with numerous brewers, restaurants and entertainment destinations.

The site, situated within Portland's 2035 comprehensive plan, provides a range of opportunity to owner-users as well as developers seeking to redevelop the site and take advantage of the new

comprehensive plan designation. The 2035 plan designates the site as CM3 (MU-U) Mixed-Use-Urban Center, which allows for high-density residential building development up to six stories and may be up to seven stories when bonuses are used.

PROPERTY OVERVIEW

Property	Steel Hammer Development Site
Type	Industrial or Mixed-Use Redevelopment
Address	8524 N Crawford Street Portland, OR
Building Size	Four (4) Buildings Totaling 82,050 SF
Land Area	194,278 SF (4.46 acres)
Occupancy	Available Immediately
Year Built	1919 - 1979
Ceiling Height	14' - 22'
Submarket	St. John's
Zoning	Currently EG1 (Employment General 1) - City of Portland
Comp Plan	CM3 (MU-U) Mixed-Use - Urban Center
FAR/Height Limit	3:1 with 5:1 bonus provisions
Plan District	St. Johns (SJ)
Enterprise Zone	Yes
Parcel Number	R263877, R263876, R263878, R263880, R263881
REDUCED PRICE	\$5,900,000 \$5,300,000



SUBJECT
PROPERTY

N CRAWFORD ST

N BURLINGTON AVE

INVESTMENT HIGHLIGHTS

NEIGHBORHOOD DESCRIPTION

St. Johns is the walkable northern neighborhood of Portland, Oregon. Located on the peninsula formed by the confluence of the Columbia and Willamette Rivers, it has the atmosphere of a small town, family-friendly with schools, jobs, and services all readily available.

St. Johns offers a downtown shopping district with eclectic shops, artist community, restaurants representing a diversity of cultures, and the beautiful waterfront park under the soaring St. Johns bridge.

The industrial areas along the rivers include cargo and shipping facilities and the Rivergate Industrial District. The most distinctive feature of the community is the famous steel suspension St. Johns bridge and 23-acre Cathedral Park.



ZONING OVERLAYS

GENERAL EMPLOYMENT / MIXED-USE

The General Employment zones implement the Mixed Employment map designation of the Comprehensive Plan. The zones allow a wide range of employment opportunities without potential conflicts from interspersed residential uses. The emphasis of the zones is on industrial, industrially-related, and office uses, typically in a low-rise, flex-space development pattern. Retail uses are allowed but limited in intensity to maintain adequate employment development opportunities. The development standards for each zone are intended to allow new development which is similar in character to existing development. The intent is to promote viable and attractive industrial/commercial areas.

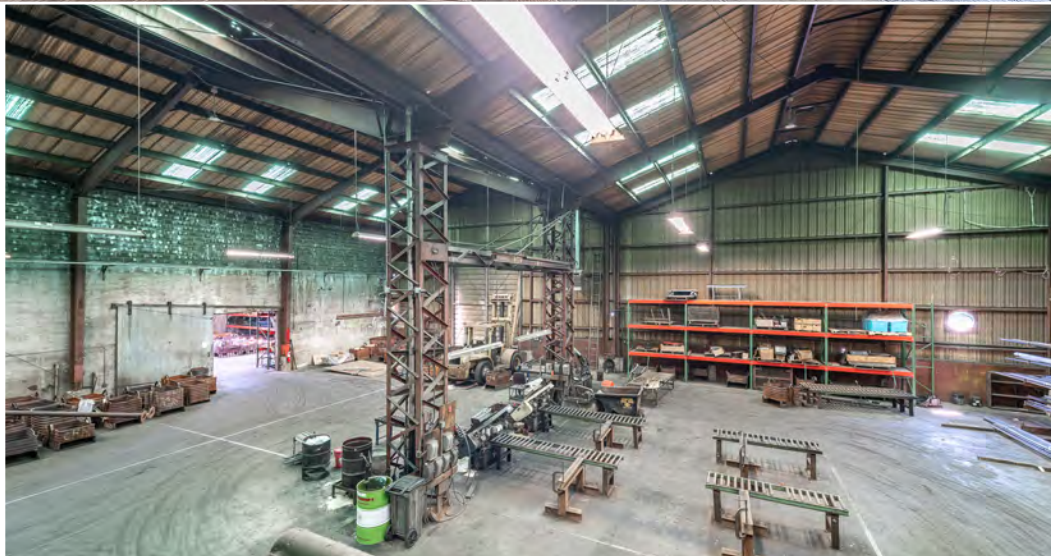
The Mixed Use - Urban Center (MU-U/CM3) zone is a large-scale zone intended for sites in high-capacity transit station areas, in town centers, along streetcar alignments, along

civic corridors, and in locations close to the Central City. It is intended to be an intensely urban zone and is not appropriate for sites where adjacent properties have single-dwelling residential zoning. The zone allows a wide range and mix of commercial and residential uses, as well as employment uses that have limited off-site impacts. Buildings in this zone will generally be up to six stories tall unless height and floor area bonuses are used, or plan district provisions specify other height limits. Development is intended to be pedestrian-oriented, with buildings that contribute to an urban environment with a strong street edge of buildings. The scale of development is intended to be larger than what is allowed in lower intensity commercial/mixed use and residential zones. Design review is typically required in this zone.





SUBJECT
PROPERTY





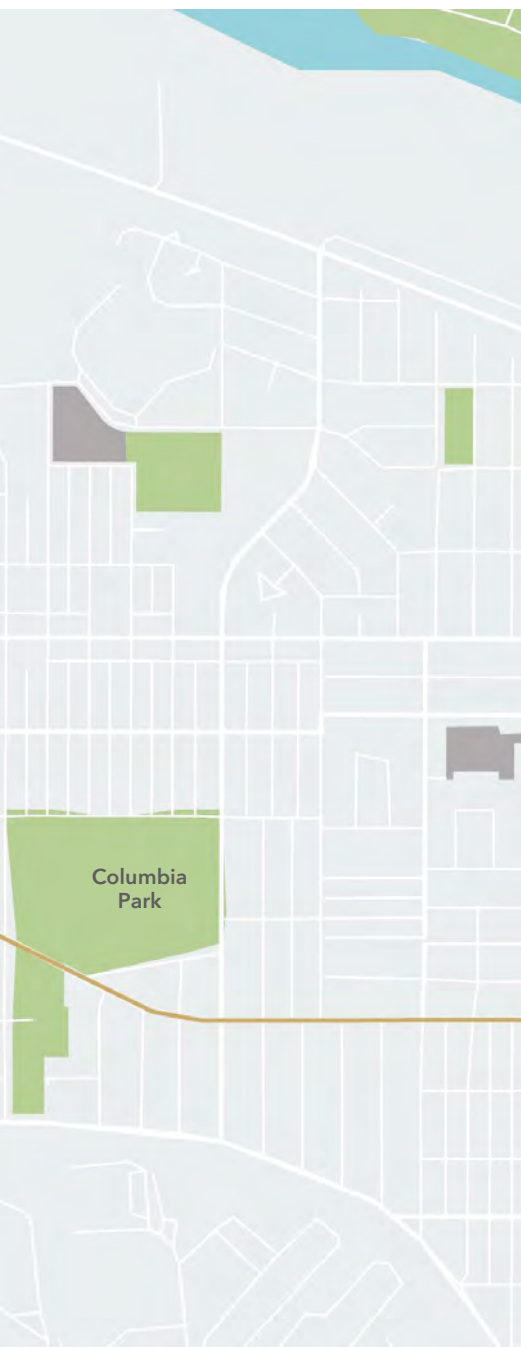


AREA DEVELOPMENTS



AREA RETAIL





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