

For Sale or Lease

2645 N MISSISSIPPI AVE

*±4,500 SF Close-In Eastside PDX Flex
Building with Attractive Long-Term
Seller Financing Available*



2645 N MISSISSIPPI AVE, PORTLAND, OR 97227

km Kidder
Mathews



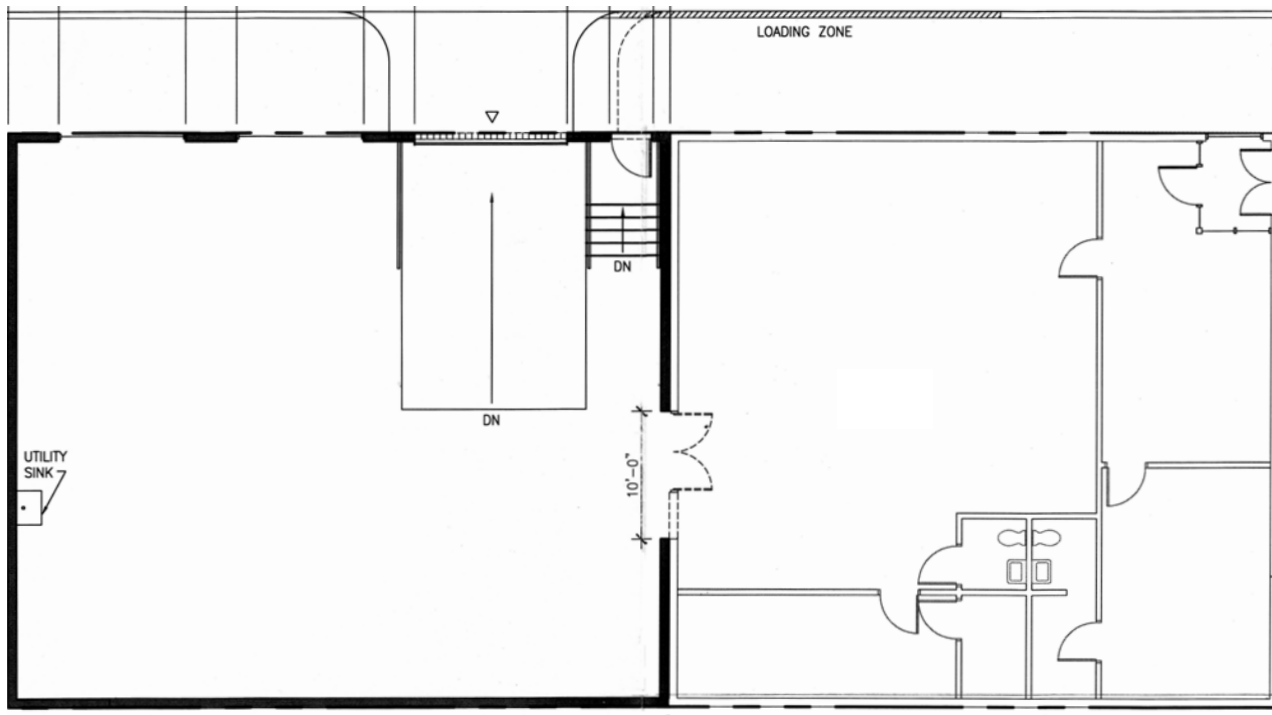
The EX zone allows a full range of high density commercial, light industrial, institutional and residential uses. This zone is intended for sites in or near the Central City and in Gateway.

BUILDING SIZE	4,500 SF
LOT SIZE	0.10 AC
PHASE 1	Built 1969
PHASE 2	Built 2009
ZONING	EX (Central Employment)
POWER	400 Amp 3-phase
DOOR	One (1) 10' roll-up
SALE PRICE	\$1,525,000
LEASE RATE	Reduced to \$5,500/mo Modified Gross

\$1.525M
SALE PRICE

\$14.67
LEASE RATE (SF/YR)

FLOOR PLAN



5K SF

AVAILABLE

\$1.525M

SALE PRICE

\$14.67

LEASE RATE (SF/YR)

QUICK FACTS

EX Zones are located predominantly in or near the Central City and in Gateway.

Generally, the uses and character of this zone are oriented towards: industry, office, and residential.

Specific allowable uses include: manufacturing, warehouse, wholesale sales, industrial services, residential, parks and open spaces, educational institutions, hospitals and quick vehicle servicing.

65'+ maximum height, which is generally 6 stories.

FAR range in the EX zone ranges from 3:1 - 9:1.

Height and FAR varies per plan district maps. Generally, buildings in EX zones are at least 65' and can reach up to 225' in some places.

Parking is generally not required for non-residential uses when development is located near transit or contains fewer than 30 residential units.





HIGHLY- ACCESSIBLE LOCATION

Close to Lillis Albina Park, Legacy Emanuel Medical Center and Kaiser Interstate North

Conveniently located near I-5, I-405, 99W and Fremont Bridge

Easy for visitors to locate

12 MIN

VANCOUVER

16 MIN

PDX AIRPORT

21 MIN

BEAVERTON

26 MIN

GRESHAM



2645 N MISSISSIPPI AVE

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