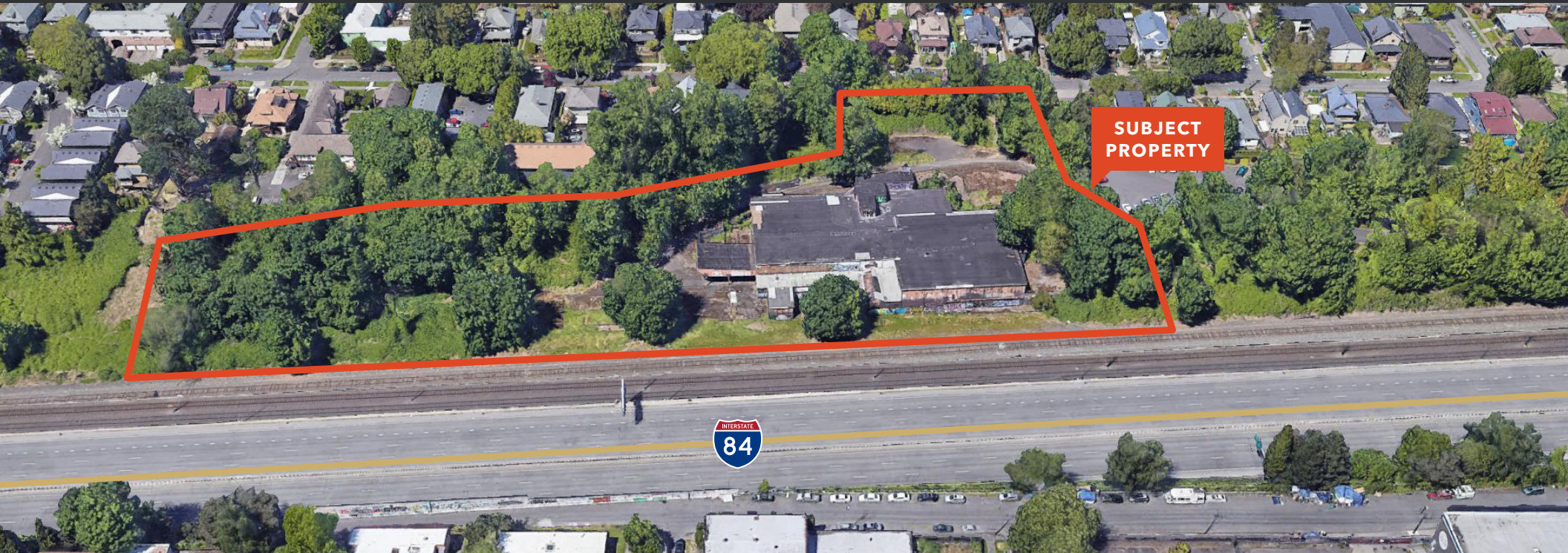




FOR SALE

2506 NE Multnomah St

PORTLAND, OR 97232



Seller carry financing available*

Reduced price: \$3,950,000

*upon review of financials

JAKE HAAS
503.721.2728
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**Kidder
Mathews**

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DEMOGRAPHICS



\$93,675

AVERAGE HH INCOME



124,672

HOUSEHOLDS



257,811

ESTIMATED POPULATION

ZONING

IG2 - GENERAL INDUSTRIAL 2

The IG2 zone will generally have larger lots and irregular or large block pattern. The area is less developed, with sites having medium and low building coverages which are usually set back from the street.

QUICK FACTS

Location	This zone tends to be located in industrial areas like the Columbia Corridor
Height	There is no maximum building height
Far Range	There is no maximum building height

R2.5 - RESIDENTIAL 2,500

The R2.5 zone is a single-dwelling zone which allows 1 dwelling unit per 2,500 ft². The major types of new housing development will be limited to single family dwellings, rowhouses, duplexes and accessory dwelling units (ADU).

QUICK FACTS

Location	Near SE Clinton St., NE Emerson St. and SE Madison St
Height	35' maximum height, which is generally 2-3 stories
Far Range	Maximum density - 1 unit per 2,500 ft ²

PROPERTY SUMMARY

Property Address	2506 NE Multnomah St Portland, OR 97232
Parcel	R316802 R316953
Acres	3.26 AC
Land SF	143,312 SF
Zoning	IG2/R2.5
Building SF	56,175 SF
First Floor	29,900 SF
Second Floor	26,275 SF
Year Built	1910
Price	\$3,950,000
Price / SF	\$70.31
Land / SF	\$27.56

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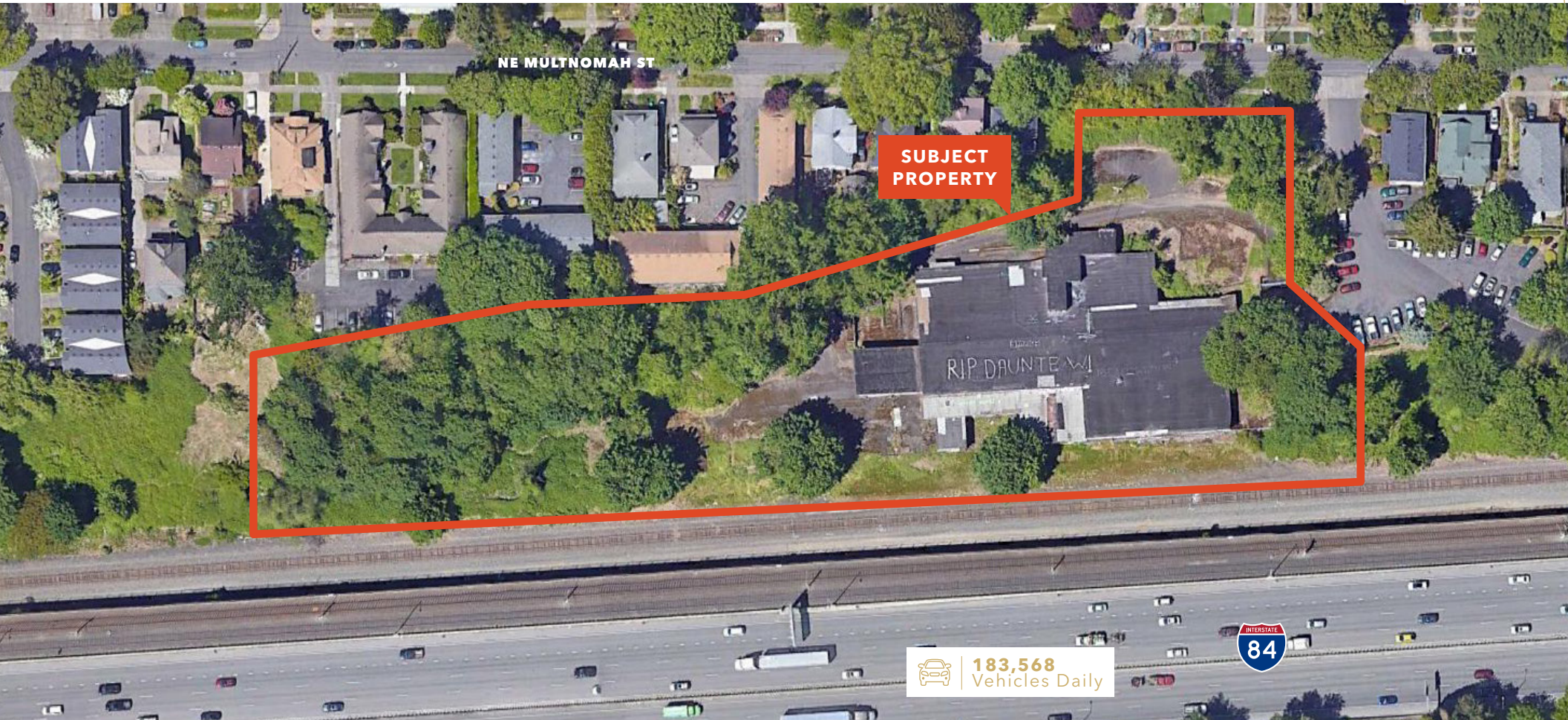
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**SUBJECT
PROPERTY**



183,568
Vehicles Daily



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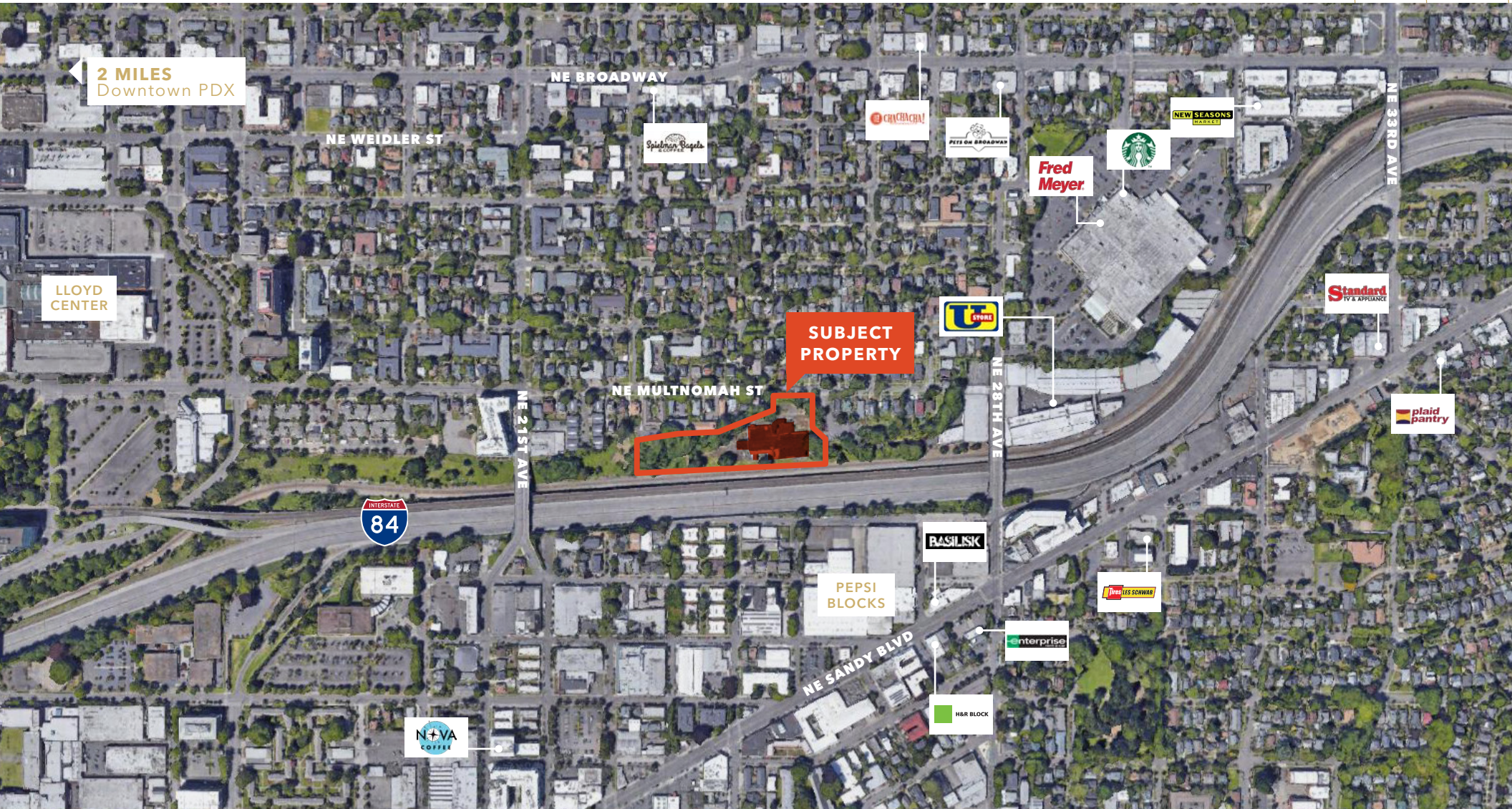
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THE LLOYD DISTRICT

Lloyd District is a mid-sized submarket, containing around 2.5 million SF of industrial space. Like in the metro, logistics facilities account for the largest proportion of local supply, and these properties contain around 1.7 million SF. The local inventory pool is rounded out by 360,000 SF of specialized space and 420,000 SF of flex space.

The vacancy rate, 9.3%, has edged downward by 1.6% in the past four quarters. Net absorption was negative over the past year, and annual net absorption has averaged -72,000 SF over the past five years.

Rents grew by 6.5% over the past 12 months, easily exceeding the 5.3% average annual change over the past decade. Industrial rents in Lloyd District run for

about \$13.90/SF, which is considerably above the metro average. The submarket's most prominent industrial subtype commands a premium, as well, albeit less pronounced. Logistics space here runs for about \$12.50/SF compared to \$9.70/SF in the metro.

There are no supply-side pressures on vacancy or rent in the near term, as nothing is underway. Moreover, the inventory has contracted over the past 10 years, as demolition activity has outpaced new construction.

Lloyd District saw 8 industrial sales over the past year, consistent with the typical amount of dealmaking in recent years.



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