

For Sale or Lease

636 SE 11TH AVE

*Close-in Eastside PDX
Flex Building for Sale or
Lease in Portland, Oregon*

PORTLAND, OR 97214



KIDDER.COM

km Kidder
Mathews

636 SE 11TH AVE

636 SE 11th Ave has undergone major building upgrades.

96

BIKE SCORE

96

WALK SCORE

INVESTMENT HIGHLIGHTS

\$1.29M

SALE PRICE

\$16 NNN

LEASE RATE (SF/YR)

BUILDING SIZE	3,333 SF
WAREHOUSE SIZE	2,763 SF
OFFICE SIZE	570 SF
DOOR	1 grade level rollup door
PARKING	Off-street
LOT SIZE	4,700 SF
ZONING	Zoned EX (Central Employment)
SPAN	Clear
LOT	Corner
TOPOGRAPHY	Flat
OPPORTUNITY	Owner-user
CONSTRUCTION	Reinforced concrete block

AVAILABLE FOR SALE OR LEASE

KIDDER MATHEWS

RECENT CAPITAL *IMPROVEMENTS*

Significant building upgrades have been made to this property in the past 18 months.

New roof (replacement)

Seismically up to date

New state-of-the-art security system with HD video, motion sensors & timed lighting

Interior & exterior LED lighting

New glass front with glass-break detector, pre-wired for controlled kick plate

Exterior painting on the front (west) & north sides of building

Cap metal flashing replacement

Full interior repaint

Office flooring replacement

Ceiling insulation & new flame spread

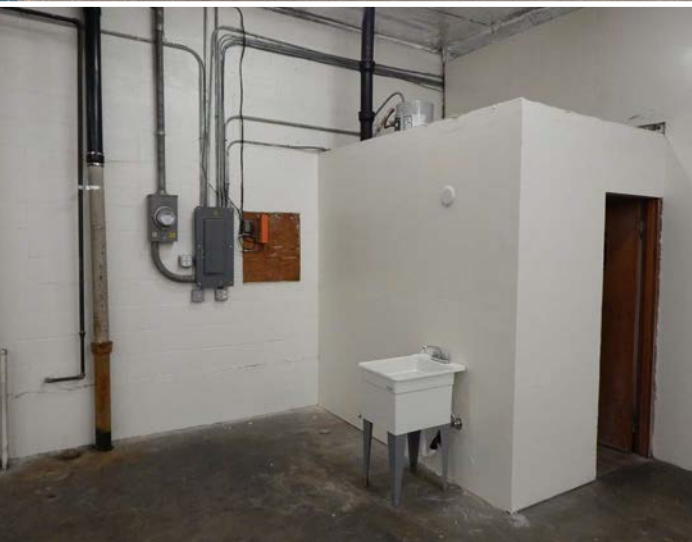
Added warehouse utility sink

New gas furnace

Architecture Plan available to Buyer

Structural Engineering Report available to Buyer







FLOOR PLAN

3,333 SF

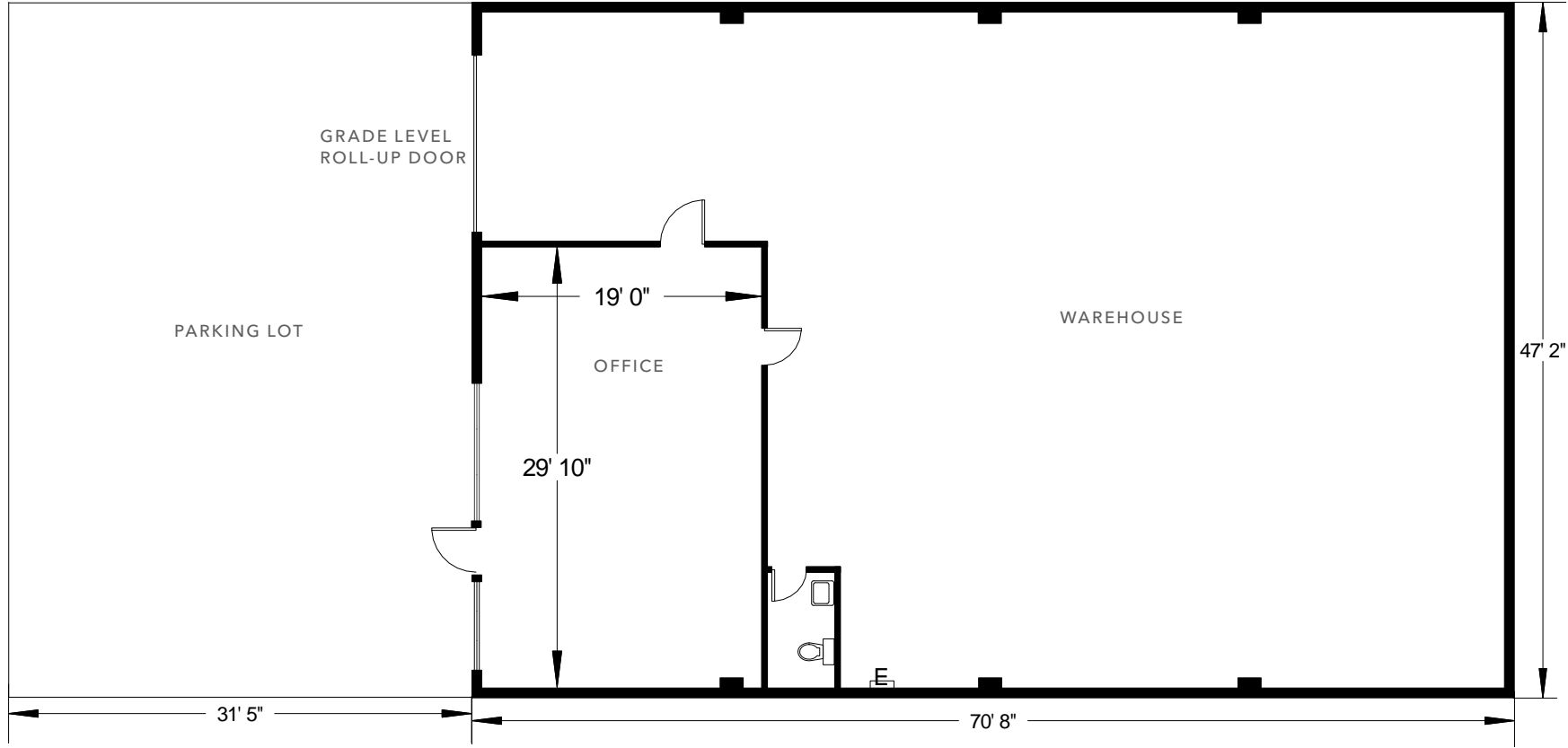
TOTAL BUILDING SIZE

2,763 SF

WAREHOUSE SIZE

570 SF

OFFICE SIZE





836 SE 11TH AVE

VANCOUVER

 47 Min | 9.4 Miles

VANCOUVER

PDX AIRPORT

 27 Min | 8.6 Miles

NE PORTLAND

405

PORTLAND

84

SUBJECT
PROPERTY

GRESHAM

SE PORTLAND

26

BEAVERTON

BEAVERTON

 23 Min | 9.6 Miles

26

213

SALEM CITY CENTER

 81 Min | 48.8 Miles

HAPPY VALLEY

AVAILABLE FOR SALE OR LEASE

KIDDER MATHEWS

636 SE
11TH AVE

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