

For Sale

9100 N WILBUR AVE

PRICE REDUCED!

N WILBUR AVE

N FRONTAGE RD

N COLUMBIA BLVD

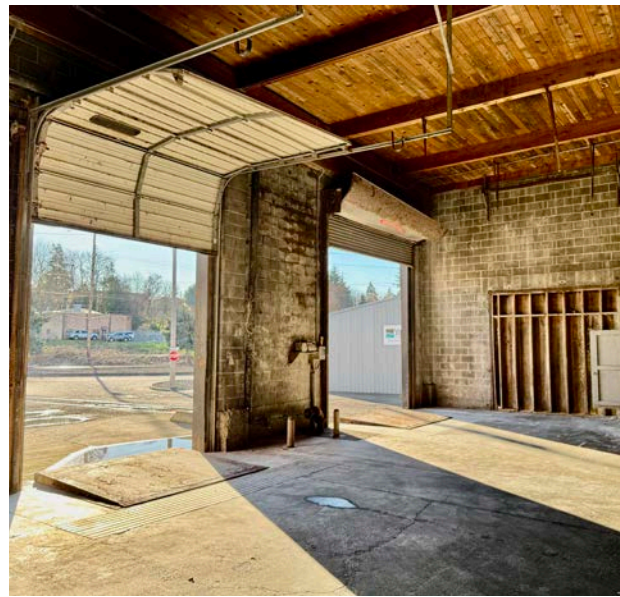
SUBJECT
PROPERTY

RAIL
SPUR

PORTLAND, OR 97217

km Kidder
Mathews

9100 N WILBUR AVE



Excellent location with immediate I-5 access.

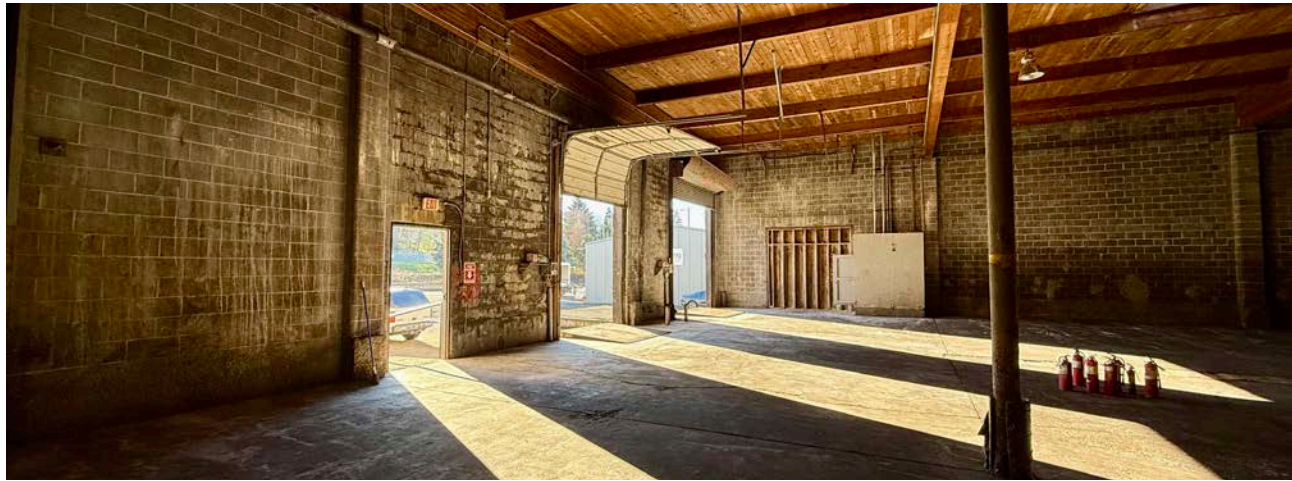
ADDRESS	9100 N Wilbur Ave, Portland, OR 97217
NRSF	26,224 SF
SITE AREA	1.08 AC (47,045 SF)
PARCEL	R242359
ZONING	IH (Heavy Industrial)
YEAR BUILT	1968
CLEAR HEIGHT	20'
LOADING	3 dock doors & 1 grade level door
RAIL ACCESS	Yes
REDUCED PRICE	~~\$3,800,000~~ \$2,900,000

26.2K SF

SIZE AVAILABLE

\$2.9M

SALE PRICE



PROPERTY HIGHLIGHTS

Zoning: Heavy Industrial (IH)

Specific allowable uses include manufacturing, warehouse and freight movement, wholesale sales, industrial services, and railroad yards

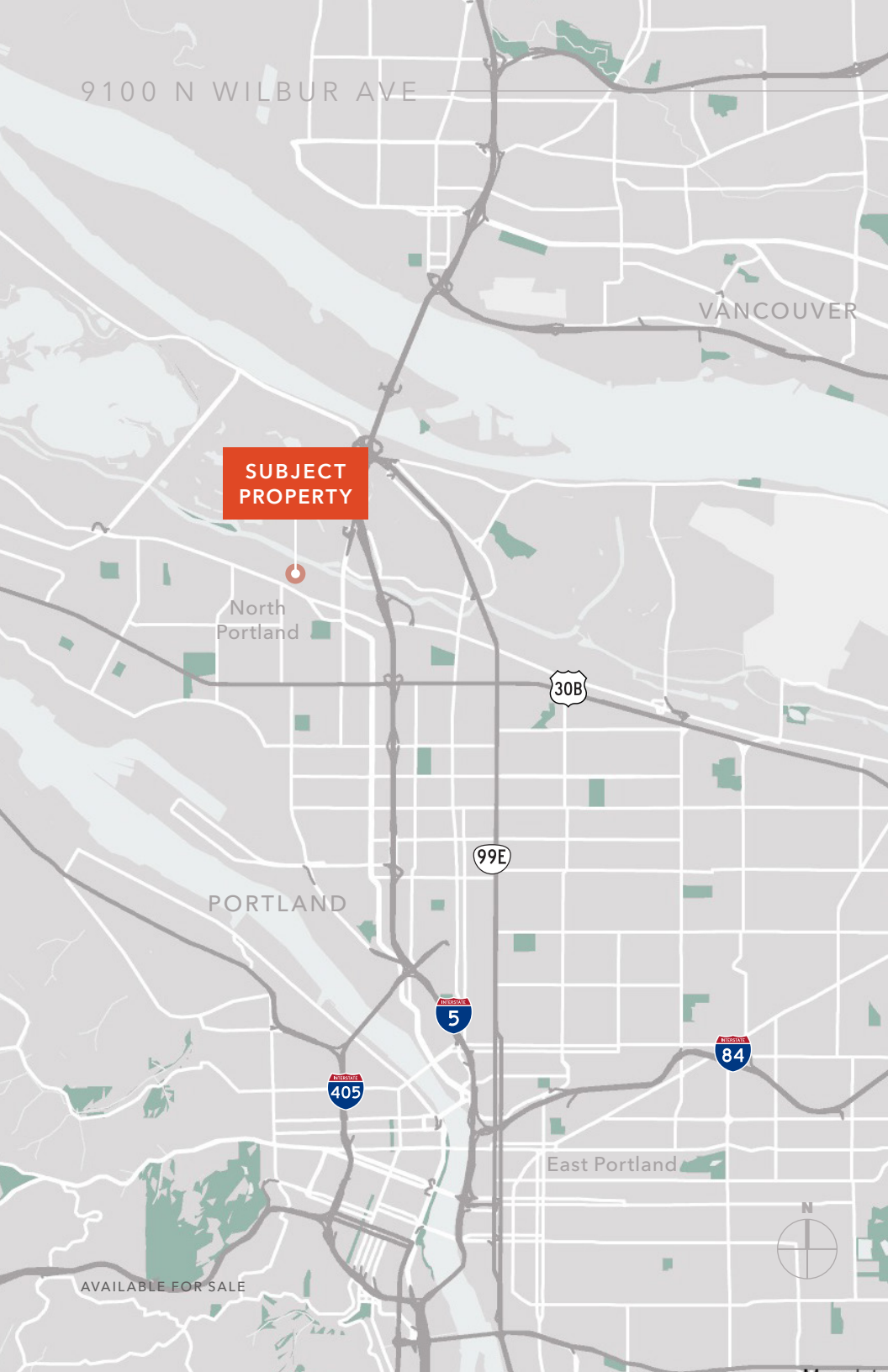
Steel reinforced masonry walls

Dedicated rail served

A drive to downtown Portland is a mere 7-8 minutes away

SITE PLAN





MARKET OVERVIEW

Prime Location in a Thriving Submarket

Situated in the highly desirable Hayden Island/Swan Island Industrial Submarket, 9100 N Wilbur Ave offers a strategic location with immediate access to I-5 and a robust industrial infrastructure.

LOW VACANCY MARKET

With a submarket vacancy rate of just 3.5%—well below the five-year average—this property is part of a tight market that supports strong tenant demand and stable lease rates.

COMPETITIVE MARKET RENTS

The area boasts an average market rent of \$10.50/SF, with specialized and logistics properties like this one leading the way. A stable rental growth rate and high tenant demand enhance the long-term investment potential.

AMPLE INDUSTRIAL SPACE

The Hayden Island/Swan Island area includes 10.5 million SF of inventory, with a focus on logistics and specialized properties. The lack of new construction in the pipeline adds to the scarcity value of existing properties like 9100 N Wilbur Ave.

STRONG MARKET FUNDAMENTALS

Over the past year, the submarket absorbed 81,000 SF of industrial space, demonstrating strong tenant activity. Sales in the area totaled \$39.7M, with market pricing at \$147/SF—offering buyers a great opportunity in a highly competitive market.



9100 N
WILBUR AVE

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