

FOR SALE

PRICE IMPROVED!

*Rare Airport Way Industrial with Yard;
Owner to Vacate Within 90 Days*

5600 NE 122ND AVE, PORTLAND, OR



*Highly desirable location on NE 122nd Ave
and one block from NE Airport Way*

KIDDER.COM

km Kidder
Mathews

Incredible freeway access with almost immediate I-205 (north or south) and I-84 access providing entry to entire Portland Metropolitan area.



Excellent close-in location just off prominent intersection with numerous shops, restaurants, and services nearby.

TOTAL BUILDING SF	21,000 SF
WAREHOUSE SF	18,000 SF
OFFICE/SHOWROOM	3,000 SF
YEAR BUILT	1980
LOT SIZE	74,923 SF (1.72 AC)
POWER	3-Phase; 1,600 Amps
LOADING	1 grade-level door 3 dock-level doors
CLEAR HEIGHT	Up to 20'
PARKING	Ample on-site parking
BUILDING TYPE	100' free-span building
YARD	33,000 SF fenced & paved yard
SIGNAGE	Excellent exposure on NE 122nd Ave
AVAILABILITY	Ready for owner-user in Q2 2025!

\$4,395,000
IMPROVED SALE PRICE (\$178/SF - building, \$20/SF - excess paved yard area)

21K SF
 AVAILABLE NOW

\$4.395M
 SALE PRICE

5600 NE 122ND AVE

FENCED AND SECURED
YARD AREA
33,000 SF

PARKING AREA

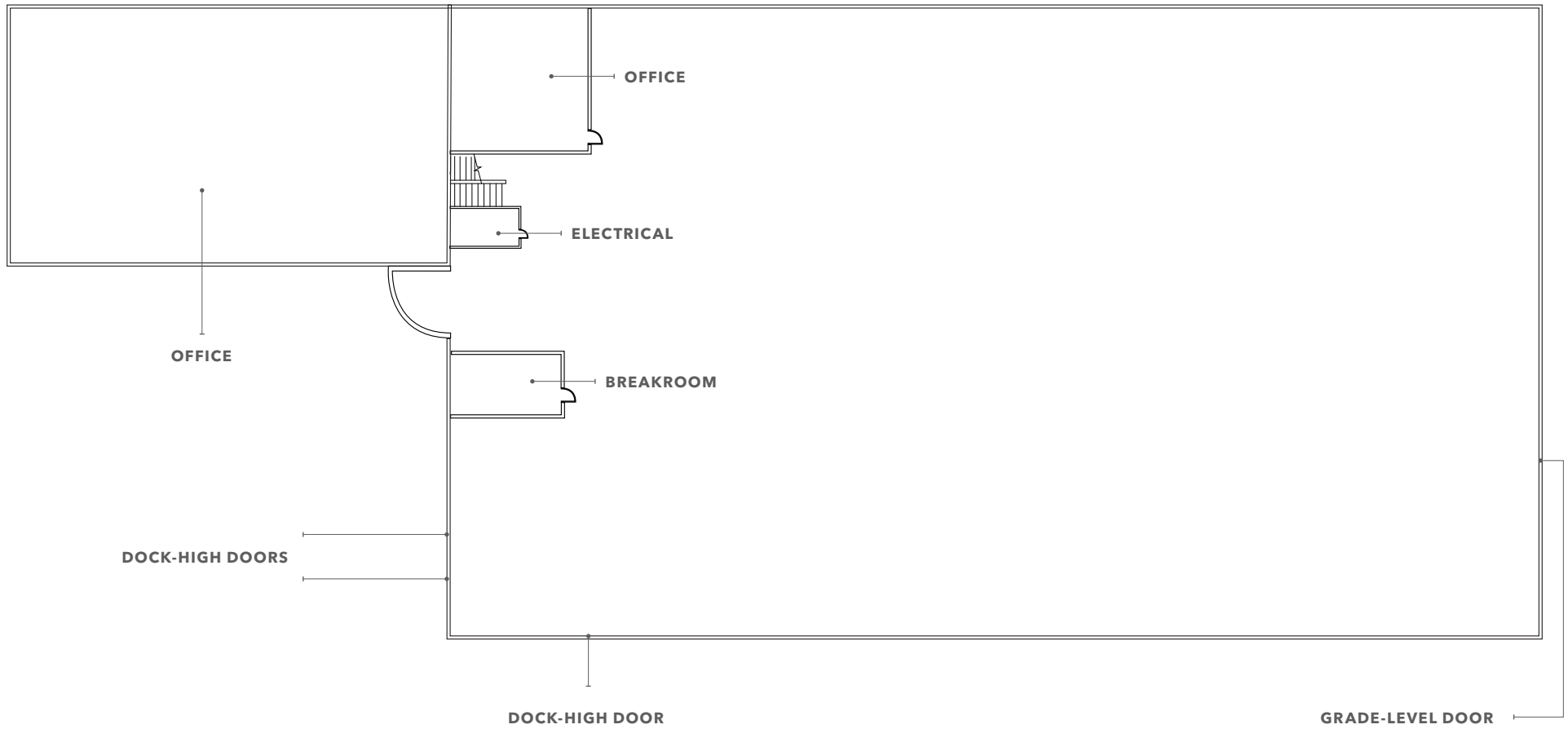
SUBJECT
PROPERTY

NE 122ND AVE

AVAILABLE FOR SALE

KIDDER MATHEWS

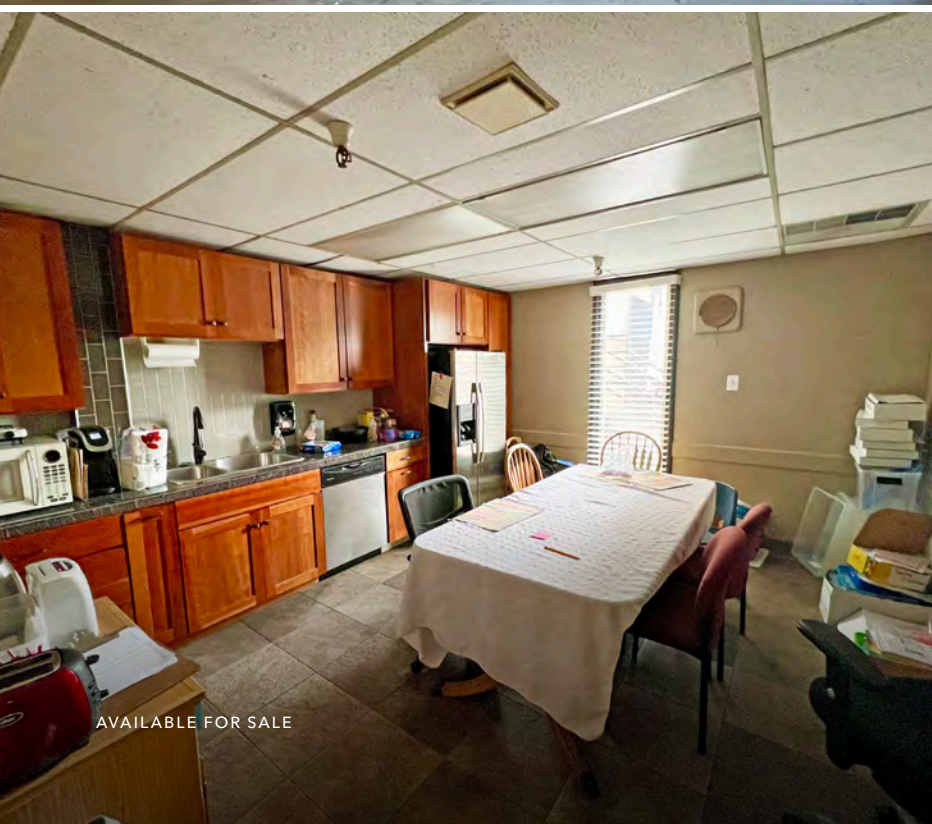
FLOOR PLAN



*This floor plan is not to scale



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FENCE GATE

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5600 NE 122ND AVE

PRIME LOCATION

I-205	1.3 miles
I-84	2.5 miles
PDX Airport	2.2 miles
I-5	8.9 miles
Troutdale Airport	9.1 miles
Port of Vancouver	10.4 miles
Downtown Portland	10.6 miles
Port of Portland	12.7 miles

PDX AIRPORT



Michaels



CASCADE STATION



SUBJECT PROPERTY



GATEWAY SHOPPING CENTER



NORTHEAST PORTLAND

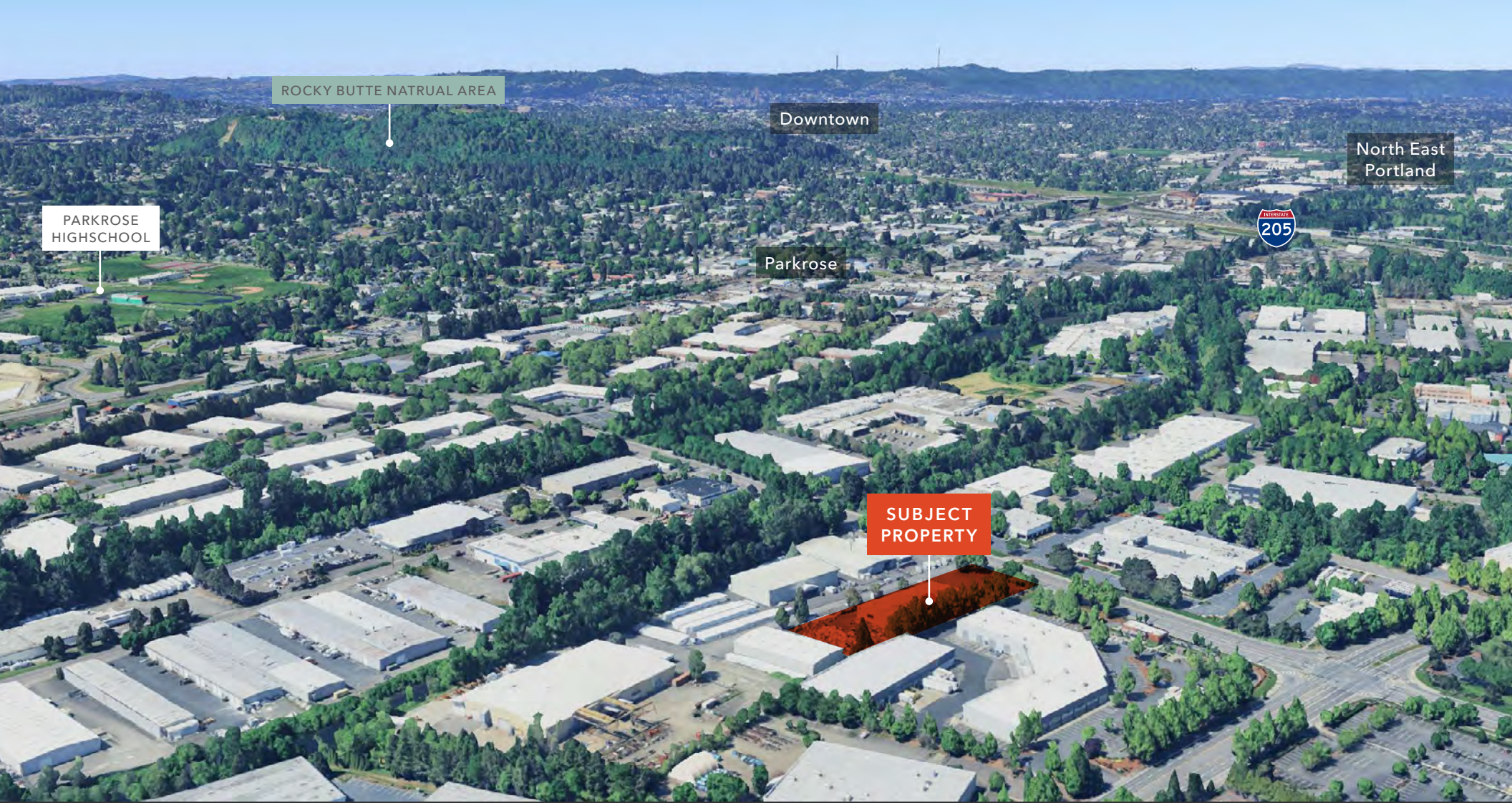
MAYWOOD PARK

WILKES COMMUNITY GROUP

Columbia River

AVAILABLE FOR SALE

KIDDER MATHEWS



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*For more information on
this property, please contact*

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