





2400 NW Front Avenue Portland, Oregon

Property Highlights

- An approximately 96,000 SF building located on approximately 350,000 SF of land
- 22' clear height
- 8 dock-high doors, 20' x 14'
- 3 grade doors, 20' x 20'
- Great exposure to NW Front Avenue
- Heavy Industrial (IH) zoning
- Dry sprinkler system
- Building: \$0.30 per SF, NNN



Scott MacLean

503 273 0321

smaclean@nai-nbs.com

Licensed Oregon Real Estate Broker

The information contained herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase or lease.

For Lease

Available For Short Term Leases



- Located just outside the Pearl District.
- Location is ideal for a variety storage uses.



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Publication: The Oregonian; Date: Apr 13, 2014; Section: Classifieds; Page: F4

> PUBLIC NOTICES

Surplus Property Public Notice

The City of Portland, Bureau of Environmental Services (BES) owns the property located at 2400 NW Front Avenue, commonly referred to as Terminal 1 North. BES has determined that it no longer needs the Terminal 1 property for on-going operations and that the property is excess to BES needs, except for maintenance access to on-site sewer facilities.

BES has provided a 45-day notice to City of Portland bureaus, Metro, Multnomah County, the State of Oregon, Neighbors West/Northwest, the Northwest Industrial Neighborhood Association and the Northwest District Association.

If these bureaus and agencies do not express an interest in purchasing the Terminal 1 property, BES may ask the Portland City Council to declare the property surplus and authorize BES to list the property for sale on the open market for the best terms, price and conditions available.

For more information, please contact the BES Property Manager at 503-823-7740 or visit www.PortlandOregon.gov/bes/SurplusProperty.

AFFIDAVIT OF PUBLICATION

DJC



921 S.W. Washington St. Suite 210 / Portland, OR 97205-2810
(503) 226-1311

STATE OF OREGON, COUNTY OF MULTNOMAH--ss.

I, **Marc Caplan**, being first duly sworn, depose and say that I am a **Public Notice Manager** of the **Daily Journal of Commerce**, a newspaper of general circulation in the counties of CLACKAMAS, MULTNOMAH, and WASHINGTON as defined by ORS 193.010 and 193.020; published at Portland in the aforesaid County and State; that I know from my personal knowledge that the Other notice described as

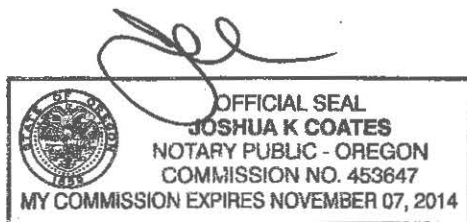
Surplus Property Public Notice

a printed copy of which is attached, was published in the entire issue of this newspaper for 1 time(s) in the following issues:

4/14/2014

SUBSCRIBED AND SWORN TO BEFORE ME
ON THE 14th DAY OF April 2014

Marc Caplan, Public Notice Manager



**SURPLUS PROPERTY
PUBLIC NOTICE**

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Published: Apr. 14, 2014. 10531302

Linc Mann
City of Portland Bureau of Environmental
Services
1120 SW 5th Ave Rm 1000
Portland, OR 97204-1912

Order No.: 10531302
Client Reference No:



2439 NW 22nd Avenue

Portland, Oregon

Property Highlights

- Approximately 32,000 SF industrial land.
- Located at the corner of NW 22nd and NW Nicolai.
- Great access to I-5, I-405, Pearl District and Downtown Portland.
- Zoned IG1.
- Lot size large enough to accommodate new construction.
- Property consists of a gravel lot with two gates.

Lease Rate: \$0.08 per SF, NNN



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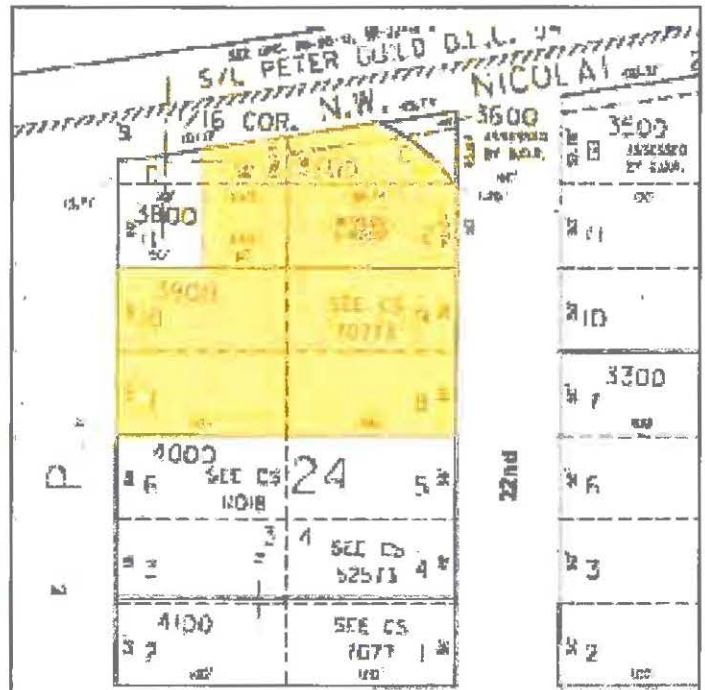
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2439 NW 22nd Avenue
Portland, Oregon

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NAI Norris, Beggs
& Simpson

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OREGONIAN MEDIA GROUP

Order Confirmation for Ad #0003596502

Customer Information

Account # 2000070317

City of Portland Bureau of Environmental Services
1120 SW 5 Ave, Rm 1000, Attn: Linc Mann
Portland OR 97204 USA

Phone 503-823-5328

Fax 503-823-8995

E-mail Stephen.Sykes@portlandoregon.gov

Payer Information

Account # 2000070317

City of Portland Bureau of Environmental Services
1120 SW 5 Ave, Rm 1000, Attn: Linc Mann
Portland OR 97204 USA

Phone 503-823-5328

PO Number

Sales Rep.

kimo

Ordered By

Linc Mann

Ad Content Proof

Surplus Property Notice

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Total Amount	\$244.16	Promo Type	C-Legal Ad 1x	Ad Size	1.0 X 37 Li
Payment Amt	\$0.00	Special Pricing	None	Color	<NONE>
Amount Due	\$244.16	Attributes			

Payment Method

Tear Sheets

Proofs

Affidavits

Blind Box

Materials

Invoice Text Surplus Property Notice

Product/Edtion:Zone	Placement	Position	# Inserts
Oregonian:Alt:Full Run	C-NoticeAds - Classified	C008-PublicNotices	1
Run Dates	5/7/2014		

Sort Text SURPLUSPROPERTYNOTICETHECITYOFPORTLANDBUREAUOFENVIRONMENTALSERVICESBESOWNSTHEPROPERTYLOCATEDAT2439NW22NDAVENUEANDTHE
Run Schedule Invoice Text Surplus Property Notice The City of Portland, Bureau of Environmental Services (BES) owns the property located at 2439 NW 22nd Avenue and the lot to th

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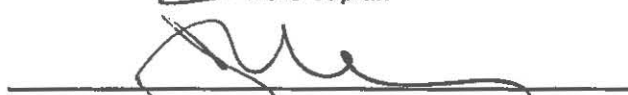
5/7/2014

State of Oregon
County of Multnomah

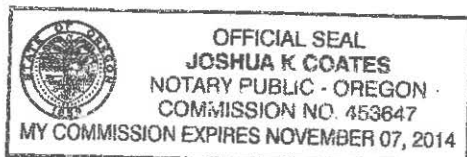
SIGNED OR ATTESTED BEFORE ME
ON THE 7th DAY OF May, 2014



Marc Caplan



Notary Public-State of Oregon



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Published May 7, 2014. 10546043

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