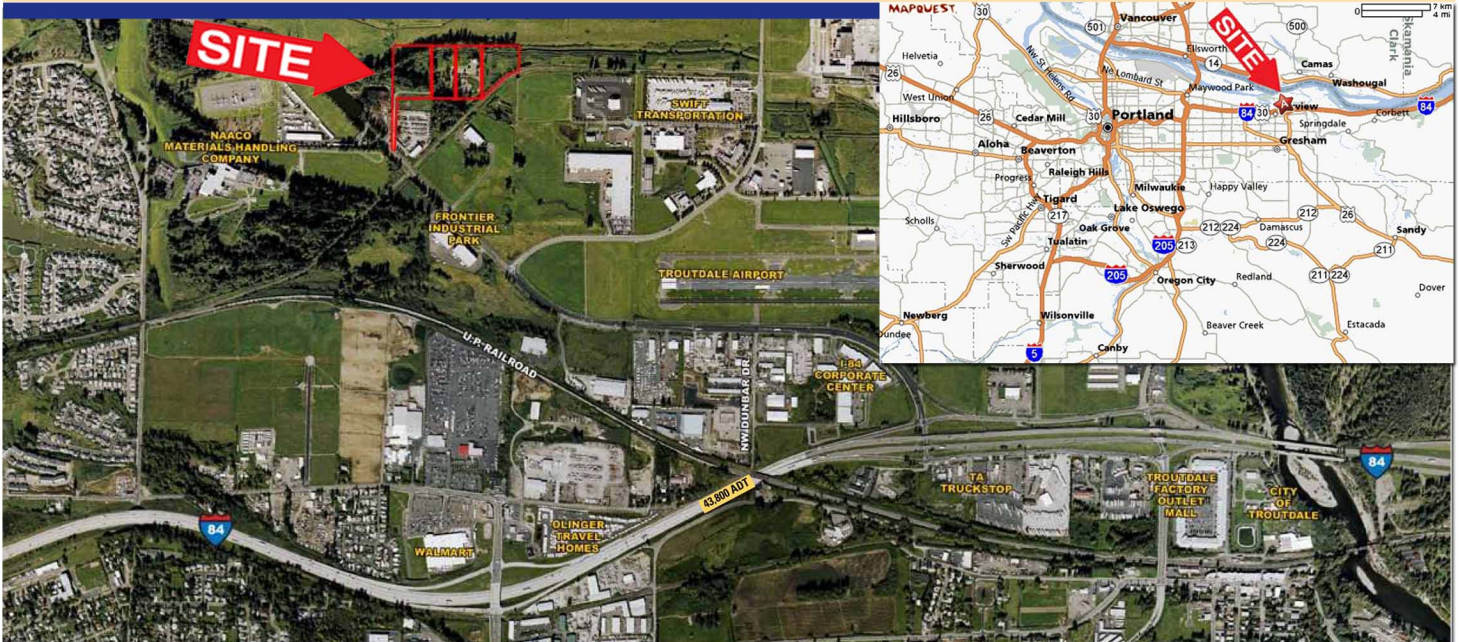


# LAND FOR SALE PORTLAND COLUMBIA CORRIDOR INDUSTRIAL LAND

14 Acres Partially Improved  
\$2.95/sf or \$4.95/sf Divided \*  
3601 NW Marine Drive  
Troutdale, OR. 97060



## • NEAR:

- 350 Acres (Former Reynolds)
- Port of Portland Acquired to Redevelop
- 77 Acres Bought for FedEx
- Swift Trucking, Siglers Marine
- Troutdale Airport

## • PRICED TO SELL: \$1,800,000 ( BULK RATE )

\* OR 4 CONTIGUOUS LOTS AT PROX. \$4.95 / SF EACH  
AS 2.3 AC, 3.1 AC, 3.6 AC, 5.0 AC

- Freeway Access: 2.9 miles to Exit 14 I-84 Freeway
- Rail: Union Pacific Borders Site
- Environmental: Clean Up by DEQ, NFA Letter
- Pre-approvals: Pre-application Development Notes
- Services: In Marine Drive, 12" Diameter Water, 8" Sewer
- Zoning: General Industrial



COMMERCIAL REAL ESTATE

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**Principal Broker**

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