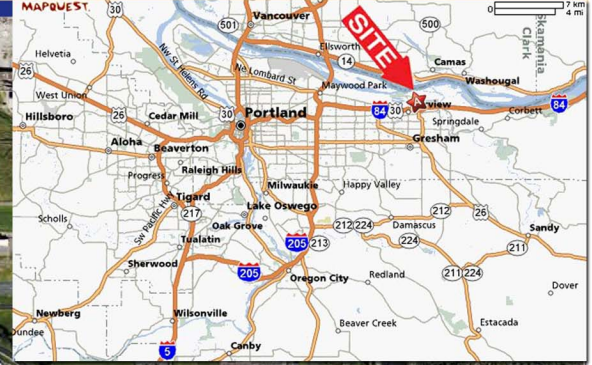
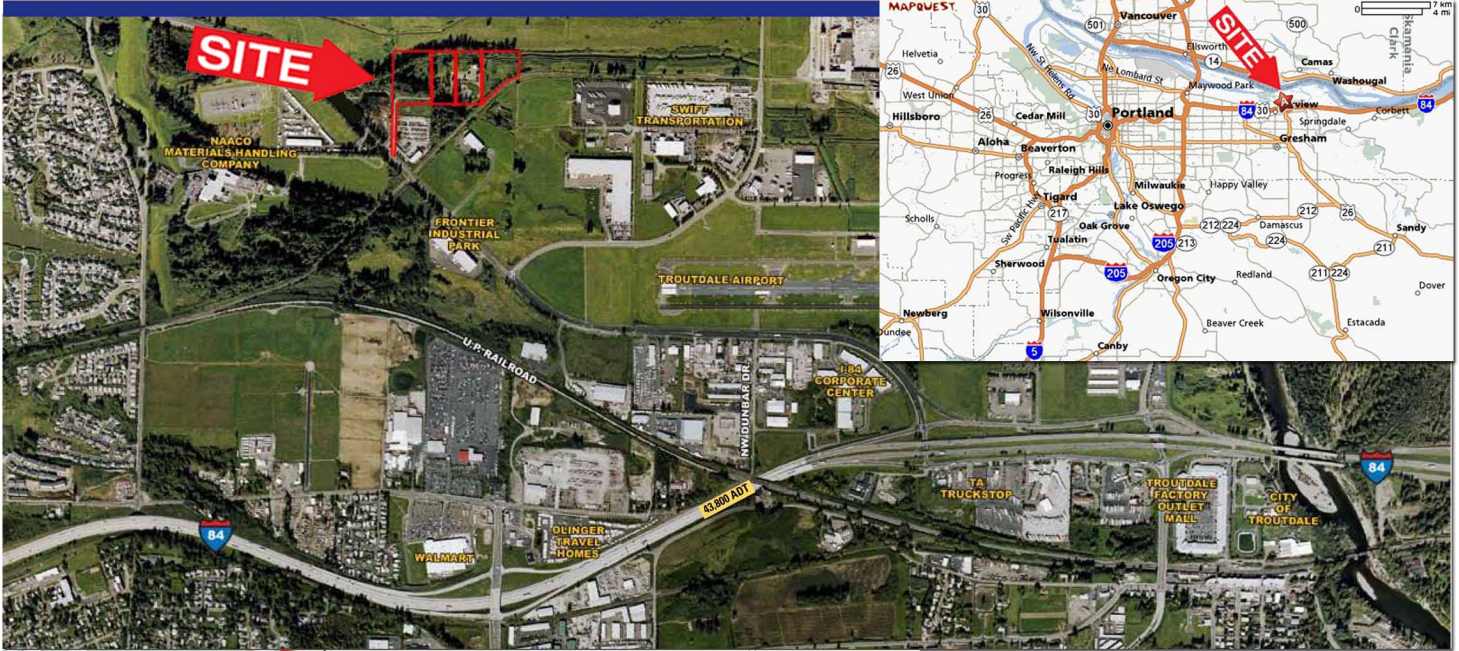


LAND FOR SALE
PORTLAND COLUMBIA CORRIDOR INDUSTRIAL LAND
Shovel Ready in 4 Tax Lots
 14 Acres Partially Improved
 WAS \$2.65 / SF NOW \$1.95 / SF
 Terms
 3601 NW Marine Drive, Troutdale, OR. 97060



NEAR:

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

• Pricing: \$1,200,000
\$1.95 Bulk Price, Terms: or \$4.00 / SF Individually
Next Lowest Comparable in Tri-County is \$2.70 / SF
 4 CONTIGUOUS LOTS AS 2.3 AC, 3.1 AC, 3.6 AC, 5.0 AC Each

- 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

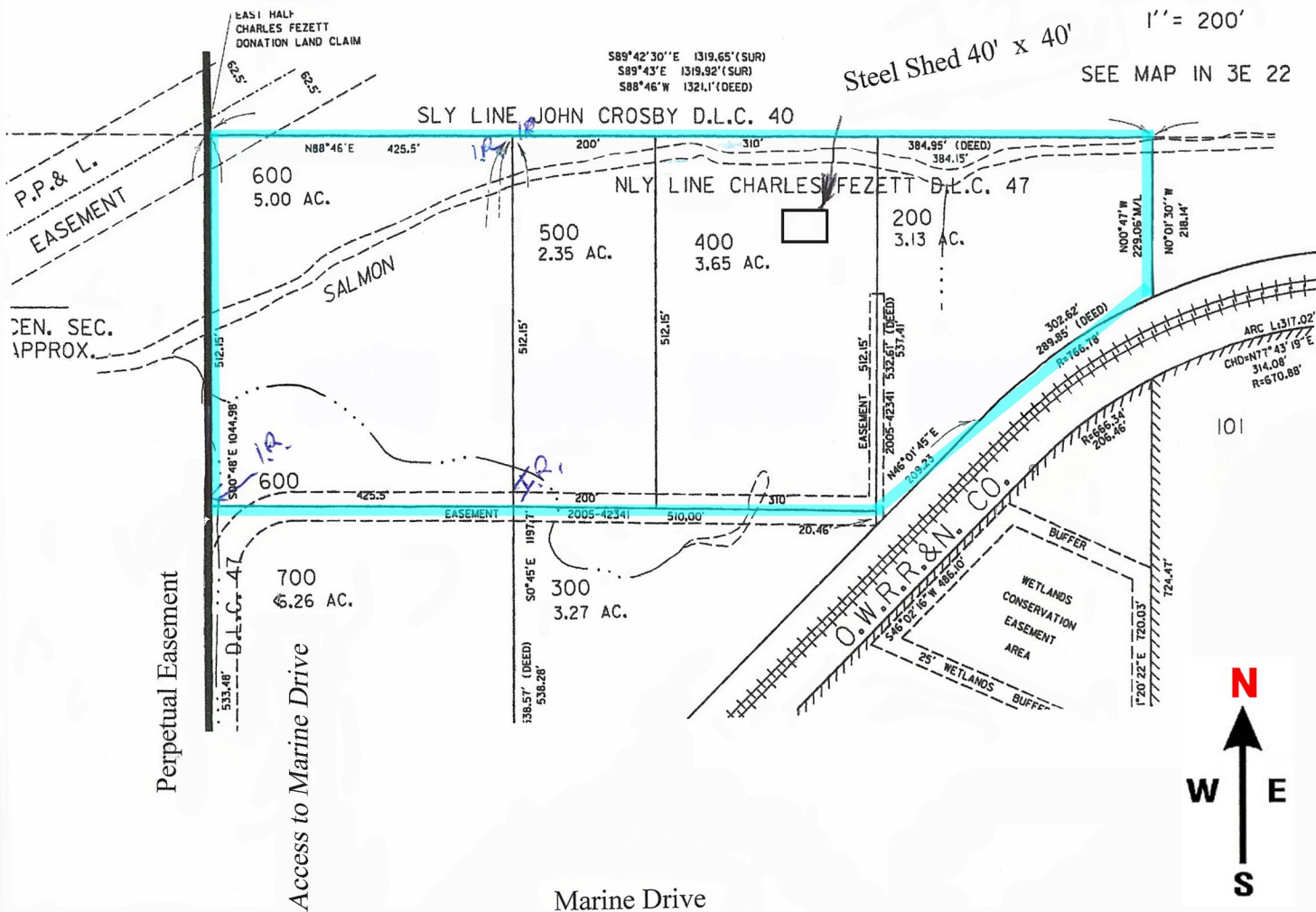


COMMERCIAL REAL ESTATE

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BULK 14 ACRES



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