

For Sale

6899-7001 NE COLUMBIA BLVD

PORTLAND, OR 97218

*100% Leased Industrial Outdoor
Storage Property in NE Portland*

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km Kidder
Mathews

6899-7001 NE COLUMBIA BLVD IS AN EXTREMELY WELL-POSITIONED INDUSTRIAL ASSET

Kidder Mathews is pleased to present 6899-7001 NE Columbia Blvd, a 100% leased Industrial Outdoor Storage (IOS) investment opportunity situated on 4.56 acres in Portland, Oregon.

The property consists of a 36,985 SF single-tenant industrial facility fully occupied by Pacific Service Center on an absolute NNN lease, delivering approximately \$583,944 in annual NOI with the tenant responsible for taxes, insurance, and maintenance. The site features a fenced and secured yard, dock and grade-level loading, and IG-2 General Industrial zoning, making

it ideally suited for a range of industrial and outdoor storage uses. Strategically located along NE Columbia Boulevard with immediate access to Interstate-205 and minutes from Portland International Airport, the property offers investors a rare combination of stable in-place cash flow and significant land value in one of Portland's most sought-after infill industrial corridors.



TOTAL SF	36,985 SF (two buildings)
LOT SIZE	198,634 SF (4.56 acres)
YEAR BUILT	1966
ZONING	IG-2 General Industrial 2
OCCUPANCY	100%
LEASE EXPIRATION	May 31, 2030
SALE PRICE	\$9,950,000
CAP RATE	5.87%
NOI	\$583,944

PROPERTY INFORMATION

PROPERTY OVERVIEW

ADDRESS	6899-7001 NE Columbia Blvd, Portland, OR
PARCEL NUMBER	1N2E17CA 00400
TOTAL SF	36,985 SF (two buildings)
OFFICE SF	8,605 (two buildings)
EXCESS YARD	83,131 SF
LOT SIZE	198,634 SF (4.56 acres)
ZONING	IG-2 General Industrial 2, City of Portland
NO. OF TENANTS	1; Pacific Service Center
PARKING	44 striped parking stalls

CONSTRUCTION SPECIFICATIONS

CONSTRUCTION	Metal/concrete
CLEAR HEIGHT	6899 building - 22' 8" 7001 building - 16' clear in main warehouse
LOADING DOORS	Dock-high and grade-level doors
YEAR BUILT	1966
POWER	480 volt/3 phase
FIRE SUPPRESSION	Wet system both buildings
LIGHTING	LED lighting throughout

36,985
TOTAL SF

100%
OCCUPANCY

\$9.95M
SALE PRICE

5.87%
CAP RATE



INVESTMENT HIGHLIGHTS

Infill IOS location

Situated on 4.56 acres along NE Columbia Blvd in Portland's established industrial corridor, the property offers a fenced and secured yard ideal for outdoor storage – a high-demand, supply-constrained use in the current infill market.

Stable NNN Cash Flow

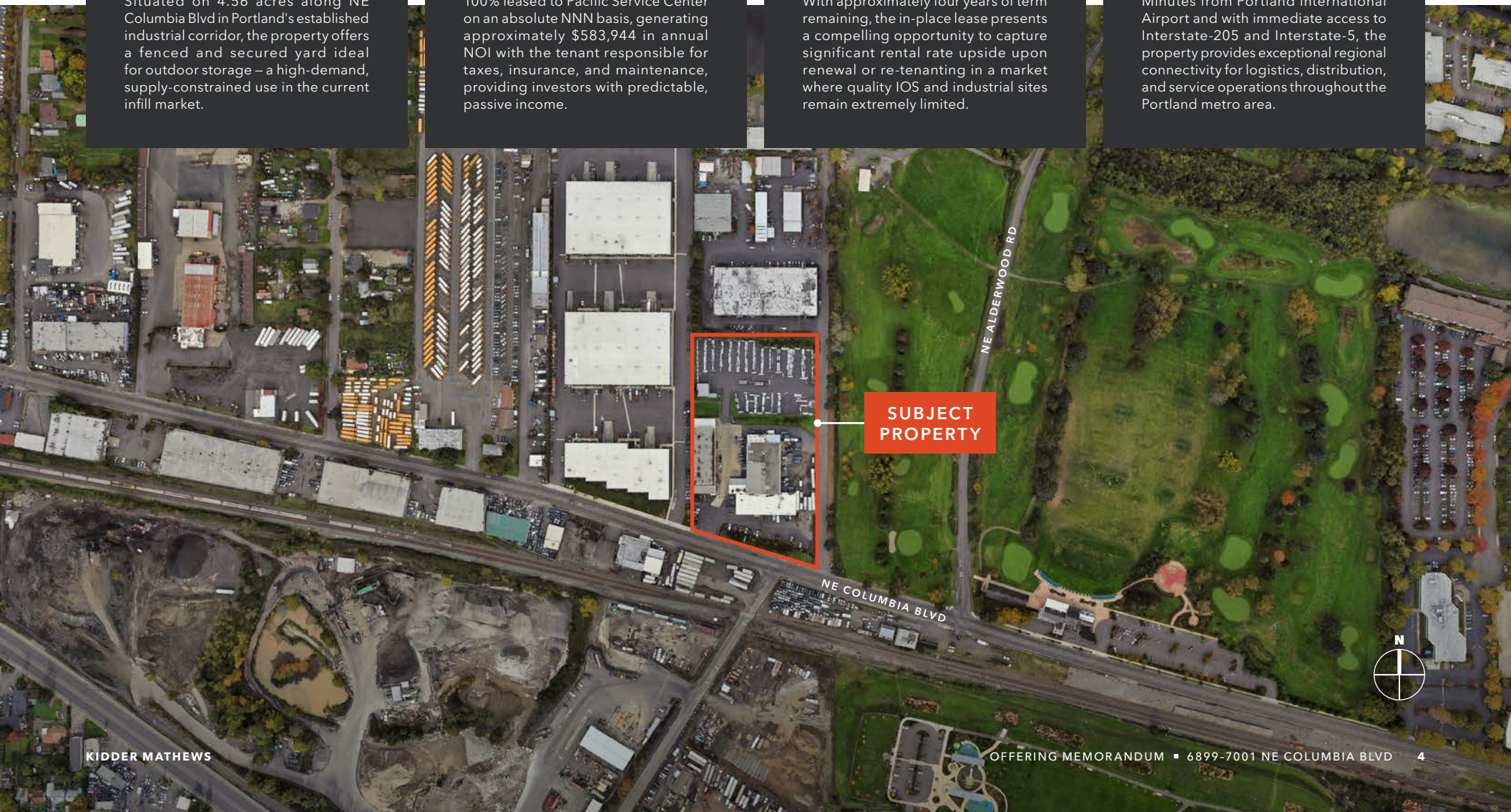
100% leased to Pacific Service Center on an absolute NNN basis, generating approximately \$583,944 in annual NOI with the tenant responsible for taxes, insurance, and maintenance, providing investors with predictable, passive income.

Mark-to-Market Upside

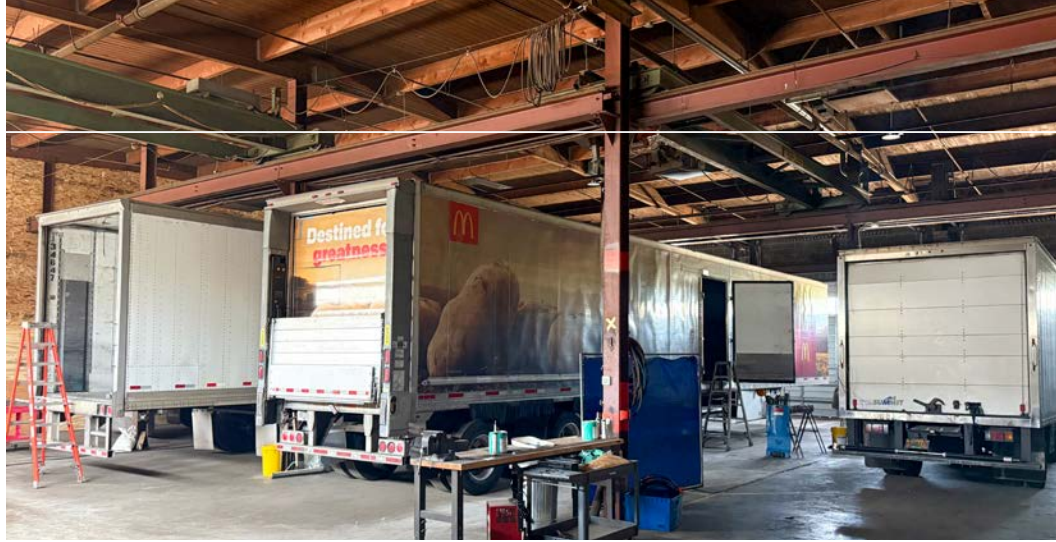
With approximately four years of term remaining, the in-place lease presents a compelling opportunity to capture significant rental rate upside upon renewal or re-tenanting in a market where quality IOS and industrial sites remain extremely limited.

Access & Connectivity

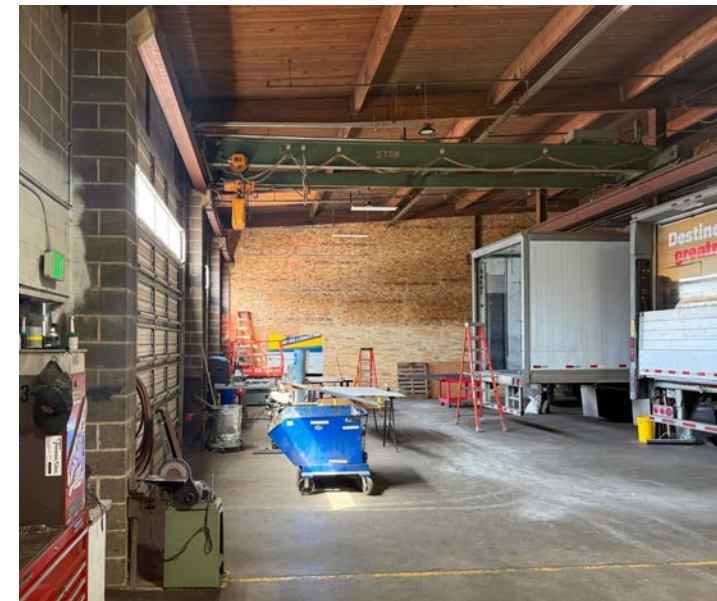
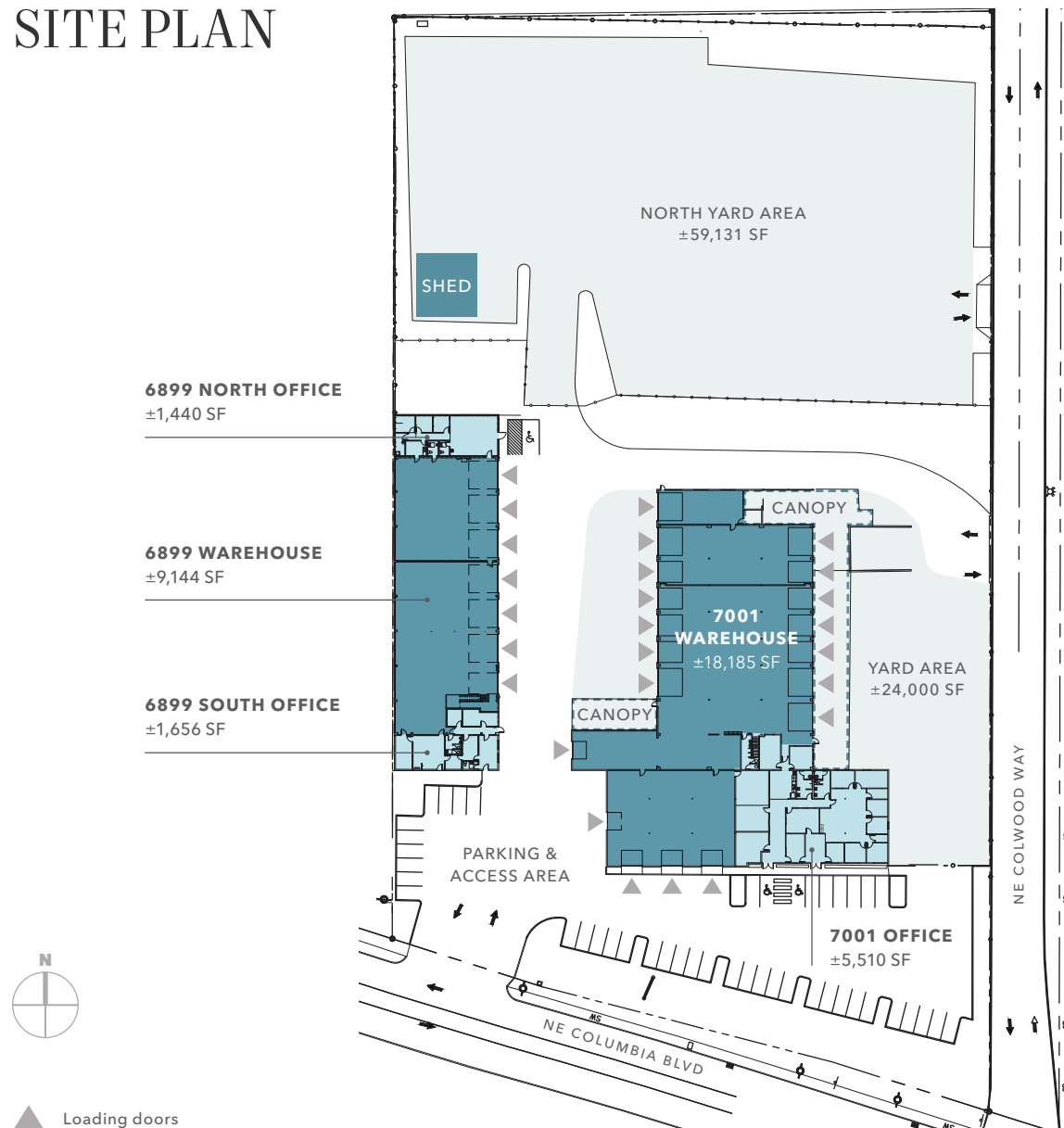
Minutes from Portland International Airport and with immediate access to Interstate-205 and Interstate-5, the property provides exceptional regional connectivity for logistics, distribution, and service operations throughout the Portland metro area.



PROPERTY OVERVIEW



SITE PLAN



FINANCIALS



FINANCIAL SUMMARY

TENANT NAME	Pacific Service Center
LEASED AREA	36,985 SF on 4.56 acres
PERCENT OF BUILDING	100%
LEASE EXPIRATION	May 31, 2030
ANNUAL ESCALATIONS	3%
LEASE TYPE	NNN
JUNE 1, 2026 BASE RENT	\$48,662/month, NNN (\$0.74/\$1.00/\$0.15)
LEASE OPTIONS	None
SALE PRICE	\$9,950,000

PRO FORMA

SHELL RENT	\$0.85
OFFICE RENT	\$1.10
YARD RENT	\$0.20
NET RENT/MONTH	\$57,528.95
ANNUAL INCREASES	4%
PRO FORMA CAP RATE	6.94%



LOCATION OVERVIEW



Drive Times

5 MIN

TO I-205
1.4 MILES

8 MIN

TO PDX AIRPORT
1.5 MILES

10 MIN

TO I-5
4.4 MILES

25 MIN

TO PORTLAND CBD
9.5 MILES

Exclusively listed by

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