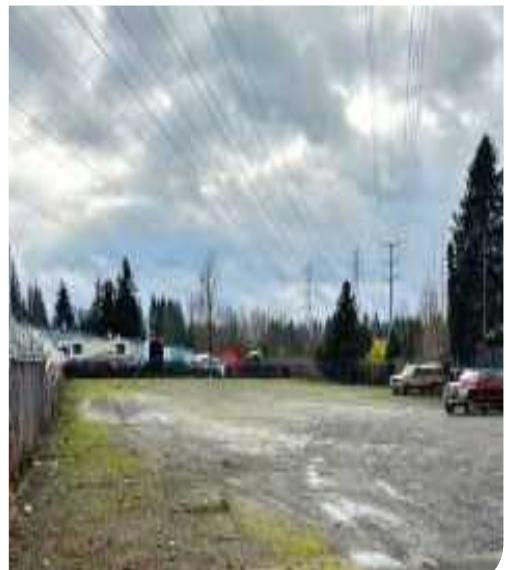




FOR SALE



## 21404 NE SANDY BLVD FAIRVIEW, OR

**3,000 SF Warehouse/Office on a 1.13 AC Lot**

**21404 NE Sandy Blvd, Fairview OR 97024**

A great opportunity to buy or lease in the Columbia Corridor with convenient access to I-84, I-205 and the Portland International Airport. This property boasts frontage on Sandy Blvd, 3,000 SF of warehouse/office on 1.13-Acres of fenced and secured yard, two grade doors with drive through capability and a storage mezzanine.

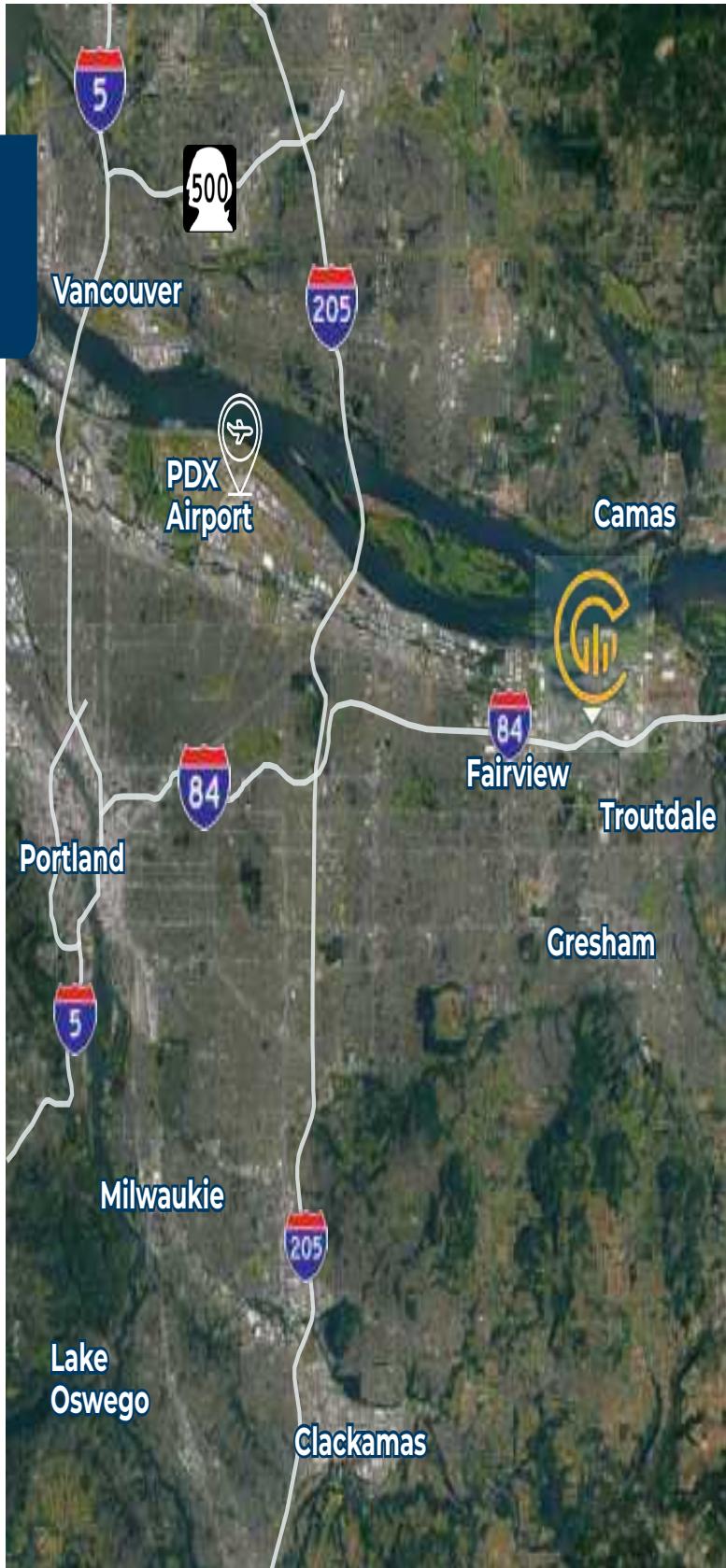
**BRODY COHEN**  
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**RYAN BOWERS**  
Associate Broker  
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ryanbowers@capacitycommercial.com



Capacity Development



PROPERTY DETAILS	
Building SF	Approximately 3,000 SF (Metal Building)
Lot Area	49,223 (1.13 Acres)
Grade Loading	2 Oversized Grade Doors with Drive-Through Capability
Lot Features	Fenced Secured Lit
Zoning	Corridor Commercial (C-C) • City of Fairview
Availability	Available Now
Sales Price	\$1,450,000
Lease Rate	\$7,200 / Month (NNN)

TRAVEL DISTANCES		
I-84	0.6 Miles	2 Minutes
I-205	6.4 Miles	8 Minutes
PDX Airport	10 Miles	15 Minutes
I-5	15 Miles	20 Minutes

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