



For Lease

31925 E Historic Columbia River Hwy. Troutdale OR



- 3240 SF Warehouse with 2916 SF Office Space/Showroom Area on Two Floors.
- Warehouse has Two 14 Ft Roll-up Doors; Three 12 Ft Roll-up Doors Facing Front; One 10 Ft Roll-up Door facing Rear of Building .
- Varying Ceiling Height with Portion up to 20 Ft.
- Radiant heat in Portion of Warehouse Area Floor.
- Small Equipment Secure-Room in Warehouse Area.
- Main Floor of Office Area features Small Showroom and two ADA Accessible Restrooms.
- Office Area Second Floor features 4 Large Offices, 14X30 Ft. Conference Room and One ADA Accessible Restroom.
- The Building offers Many Unique Energy Efficient heating and Cooling Sources including GEO Thermal installed by Perfect Climate as showpiece for HVAC systems.
- Low Utility Expenses.
- Large Paved Parking Area and Sign Monument on Historic Columbia River Hwy.
- Six Minutes to I-84 Freeway
- Property Zoned Rural Center
- Rent \$5000.00 plus utilities and Ground Maintenance

Contact: **Sue O'Halloran, Principal Broker; Martin Stone, CCIM**
503-661-8000

www.KMOrealestate.com

Email: Sue@kmorealestate.com; Martin@kmorealestate.com

