

# ST. JOHN'S WAREHOUSE

JUST LISTED • 8638 N. CRAWFORD STREET PORTLAND, OREGON



## THE PROPERTY

- 23,368 SF warehouse
- 1,100 SF office
- Fully Sprinklered
- Heavy Power: 800 AMPS 480 3P and 800 AMPS 240 3P (distributed throughout)
- 24 ft Ceilings
- EXd Zoning
- Ample Off-Street Parking
- Permitted Paint Booth for sale
- Permitted Exterior Dust Collection System if needed
- 600 SF Mezzanine with kitchen & shower (not included SF above)



## PRICING

- \$0.65 NNN PSF for total 24,468 sq. ft.

## CONTACT

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**SCHEDULE A PRIVATE VIEWING!**

AARON ISKOWITZ | URBAN SMART GROWTH

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