

Ecotrust buys Central Eastside warehouse, plans manufacturing-focused redevelopment

the redd building ecotrust

A view inside a former warehouse in southeast Portland. The conservation nonprofit Ecotrust bought the building and plans a renovation to house new industrial users, likely related to food production. *(Alex Speaks/Ecotrust)*

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Portland conservation group Ecotrust has bought a former metalworking shop and warehouse building in the city's Central Eastside Industrial District with plans to renovate it in the style of its building in the Pearl District.

The nonprofit, which works in the intersection of conservation and commerce and oversees both for-profit and non-profit ventures, paid \$2.5 million for the 16,000-square-foot building.

Unlike in the Pearl District, Ecotrust's building at **831 SE Salmon St.** — dubbed "The Redd" after the nests for salmon eggs — will include a new focus on manufacturing, though it may also include related office, retail and event space.

Though the organization is still finalizing its plans, it is particularly interested in a food-focused industrial use, said Nathan Kadish, Ecotrust's director of investment strategy. That might include processing food from regional farms and ranches, or test kitchens and logistical space.

"We think it will be interesting to explore the possibilities of what kind of urban manufacturing we can engage in that fits our values," Kadish said.

The Central Eastside is seeing a surge in real estate investment, including new construction and renovation of existing warehouses to house new users. That often takes the shape of office uses rather than the manufacturing and distribution that's long defined the district. Longtime industrial users often express a fear it's destined to be the next Pearl District.

"It's important to Ecotrust to do something authentic that supports the energy of the neighborhood," Kadish said. "We certainly ... want to make sure this building fits with their vision and that we're great neighbors."

The real estate investment firm Redside will manage the redevelopment of the building. Walsh Construction will be the general contractor, and architecture firms OPSIS and Green Gables have signed on to the project.

-- Elliot Njus