

# SLABTOWN WAREHOUSE

1431 NW 17TH AVE  
PORTLAND, OR



20,000 SF  
INDUSTRIAL WAREHOUSE

**Danny McGinley**  
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OLD TOWN

Portland Union Station

405

30

# LOCATION

The building is situated in the vibrant Slabtown neighborhood. Located in the shadow of Portland's West Hills, there are 160,000 people living within a three-mile radius of the building. The area also boasts one of Portland's highest income demographics and is a short walk from The Pearl District and NW 23rd retail. Substantial foot traffic is generated from the hundreds of newly constructed multi-family units and associated retail in the surrounding blocks.



NW Front Ave

NW Thurman St

NW Vaughn St

NW Lovejoy St

NW Overton St

NW Quimby St

NW Savier St

NW 21st St



# SITE HIGHLIGHTS



Major renovation and extensive upgrades completed in 2015



Former Jaguar Land Rover automotive repair and technology building



Flexible CM3 Zoning allows most uses



Fully conditioned space throughout



Extensive power, lighting, and technology improvements

-400 AMPs of power service



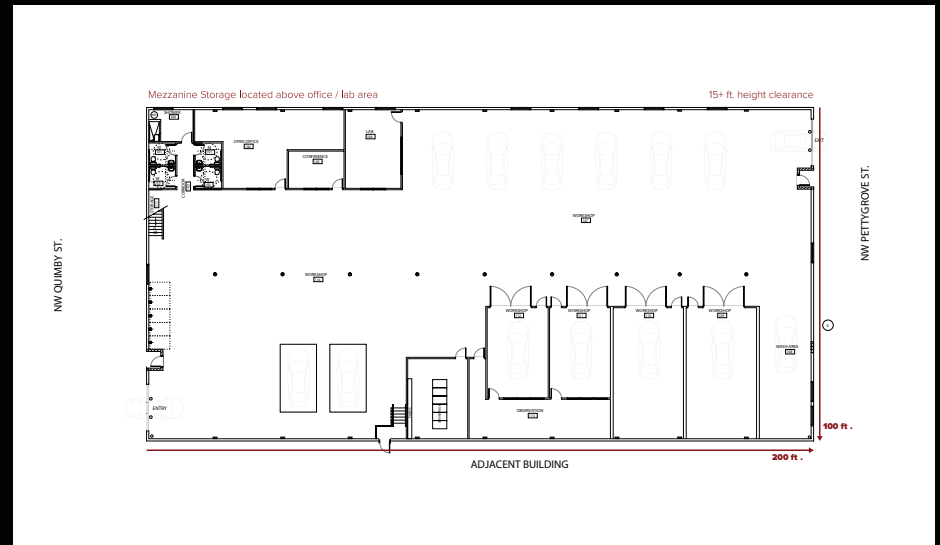
Abundant natural light



Ceiling heights are 15ft plus



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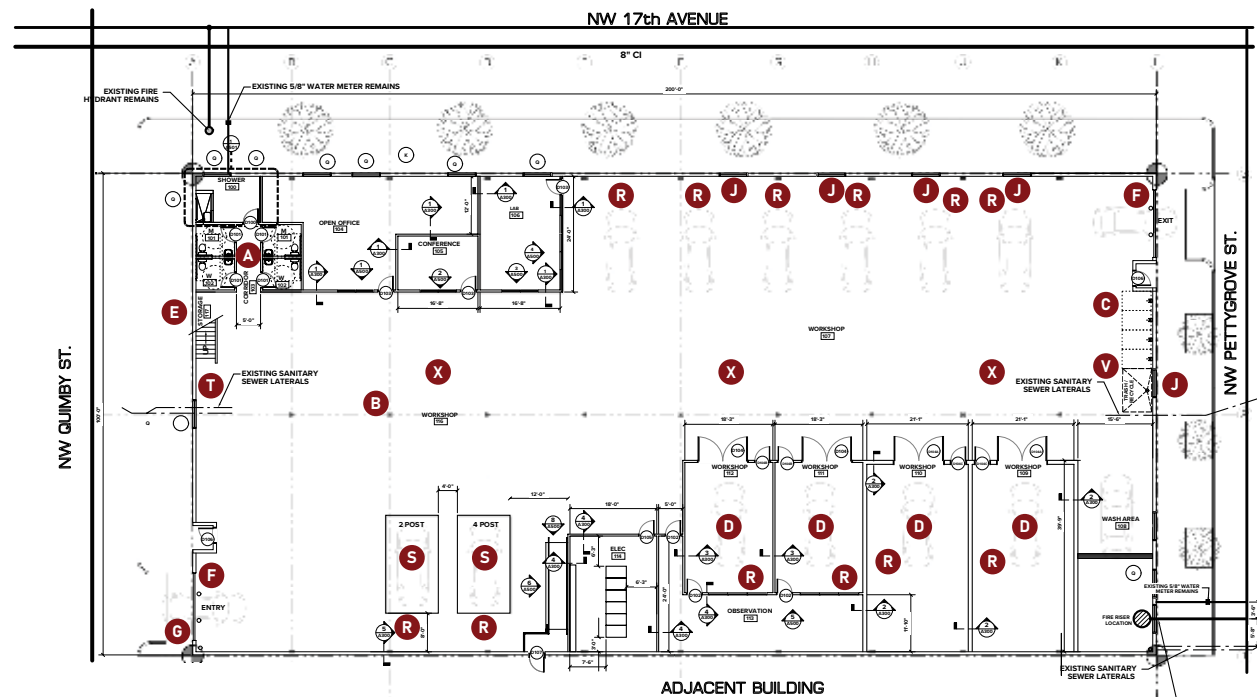


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## GARAGE HIGHLIGHTS

- A** 4 ADA RESTROOMS
- B** ALL COLUMNS HAVE BUMPERS
- C** BIKE RACK
- D** 4 PRIVATE/FULLY ENCLOSED WORK SHOPS
- E** EXTRA STORAGE ROOM BENEATH STAIRS
- F** 2 GLASS OVERHEAD DOORS
- G** OVERHEAD DOORS WITH CARD READER
- H** 400 AMP SERVICE
- J** SECURITY FILM AT THE EXTERIOR WINDOWS
- R** OVERHEAD AIR EXTRACTION AT 12 CAR BAYS
- S** 2 AUTOMOBILE LIFTS
- T** MOTORIZED SCREENS AT THE SKY LIGHTS
- T** MOTORIZED SCREENS AT THE SKY LIGHTS
- U** TRENCH DRAIN WITH OIL/WATER SEPARATOR
- V** TRASH/RECYCLING AREA
- X** 3 CONCENTRIC AIR DISTRIBUTION UNITS



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View the Real Estate Agency Pamphlet by visiting our website, [www.redsidepdx.com/availability.html](http://www.redsidepdx.com/availability.html).