



PROPOSED NEW DESIGN
46,000 SQ. FT +/- WAREHOUSE



EXISTING PROPERTY
55,000 SQ. FT +/- WAREHOUSE

Build From Proposed High-End Plans that were drawn up for a build out for a prospective tenant. **Or A Low Cost Remodel Option** with affordable costs and effort. Explore the opportunity to place your business on half a city block in southeast Portland.

FOR LEASE

CENTRAL EASTSIDE WAREHOUSE

55,000 SQ. FT. +/-

BASEMENT OFFERS
INDOOR PARKING OPTION

203 SE ALDER STREET
PORTLAND, OR 97214
CALL BROKER FOR RATES

MIKE MALONEY

REAL ESTATE BROKER
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503.539.8312

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LICENSED IN OREGON #201210061



Proposed New Warehouse Build Out 46,000 Sq.Ft. +/-

MAIN FLOOR 20,000 SQ.FT.
BASEMENT 20,000 SQ.FT.
MEZZANINE OFFICE 6,000 SQ.FT.

BUILDING HIGHLIGHTS

- Ceiling Height 19' +
- Multiple Loading Docks, Can Accommodate 53' Trailers
- Freight Elevator To All Floors
- Office, Kitchen, Restrooms on Mezzanine Level
- Skylights Throughout
- Basement Can Be Used For Parking
- Everything Can Be Customized For New Tenant

LOCATION

203 SE Alder Street
Portland, OR. 97214



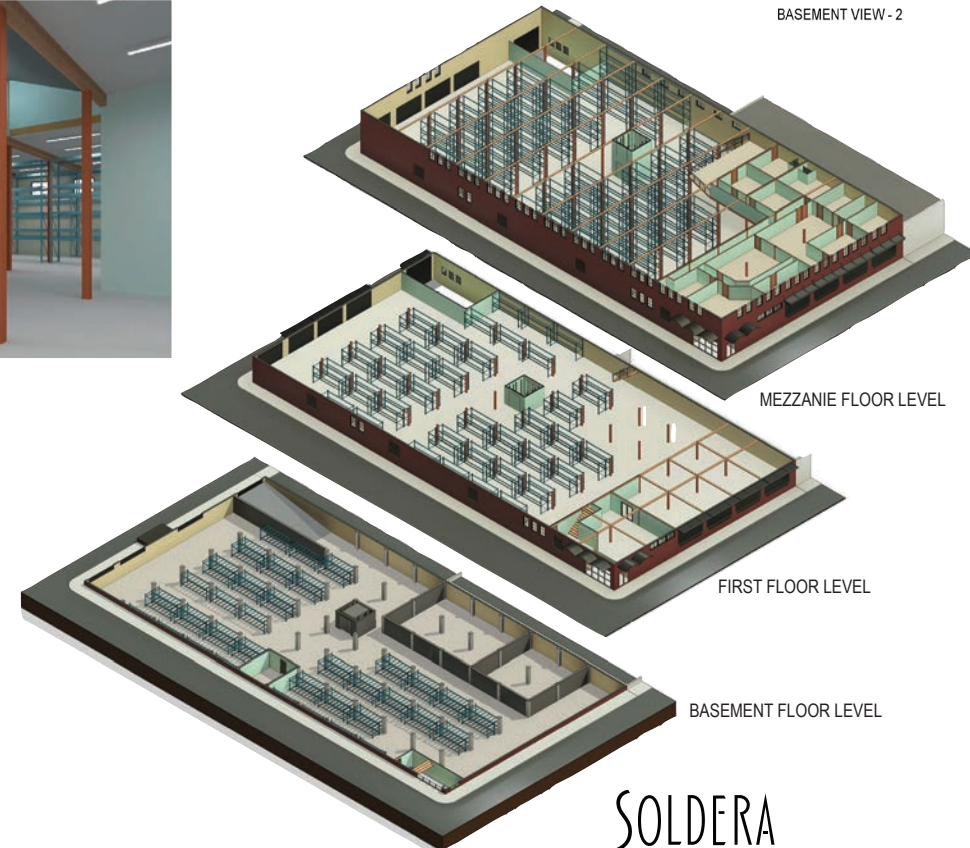
FIRST FLOOR VIEW - 1



FIRST FLOOR VIEW - 2



BASEMENT VIEW - 2



MEZZANINE FLOOR LEVEL

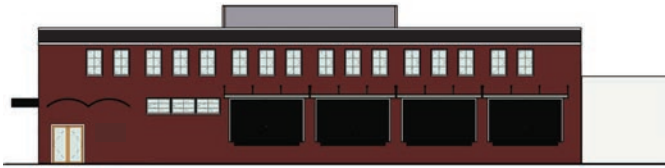
FIRST FLOOR LEVEL

BASEMENT FLOOR LEVEL

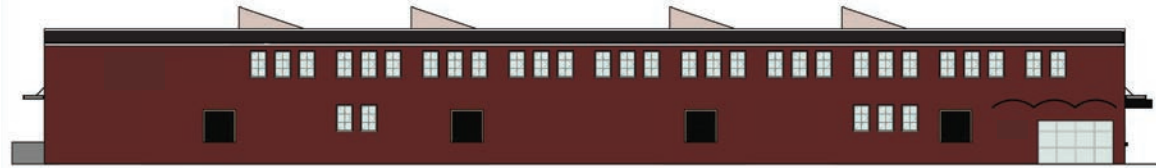
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FLOOR PLAN

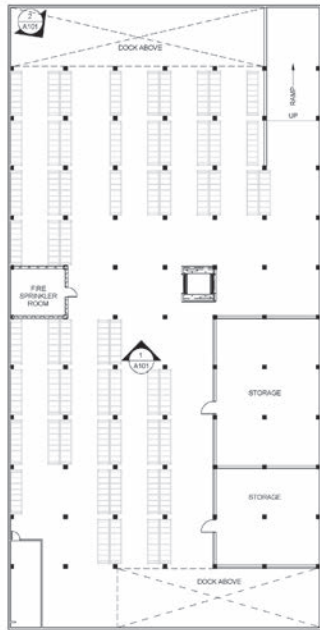
203 SE ALDER ST, PORTLAND OR 97219



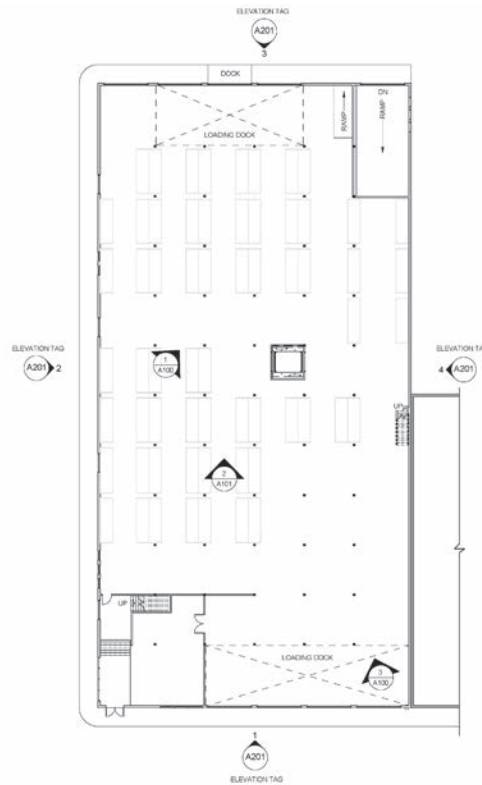
1 SOUTH ELEVATION



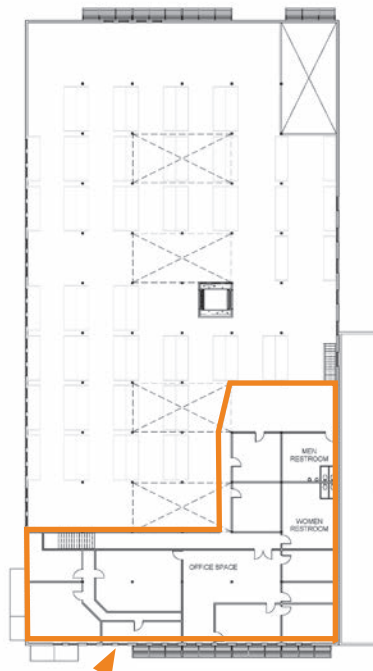
2 WEST ELEVATION



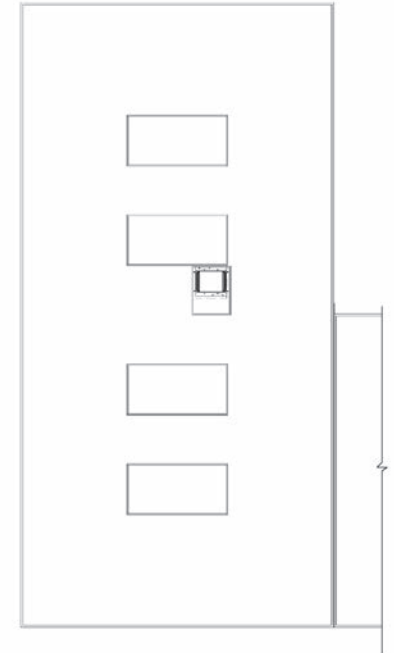
1 BASEMENT FLOOR PLAN
1/16" = 1'-0"



2 FIRST FLOOR PLAN
1/16" = 1'-0"



PROJECT NORTH
1 MEZZ FLOOR PLAN
1/16" = 1'-0"



2 ROOF PLAN
1/16" = 1'-0"

Existing Warehouse

55,000 Sq.Ft. +/-

MAIN FLOOR 20,000 SQ.FT.

BASEMENT 20,000 SQ.FT.

MEZZANINE OFFICE 15,000 SQ.FT.

- Ceiling Height 19' +
- Multiple Loading Docks, Can Accommodate 53' Trailers
- Freight Elevator To All Floors
- Office, Kitchen, Restrooms on Mezzanine Level
- Skylights
- Basement Can Be Used For Parking
- Multiple Dock Doors

LOCATION

203 SE Alder Street
Portland, OR. 97214



WAREHOUSE EXTERIOR



INTERIOR HALLWAY



DRIVE IN RAMP TO BASEMENT LEVEL/PARKING



WAREHOUSE INTERIOR



MAIN LEVEL OFFICE



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