

# FOR SALE

## Swan Island Land and Trucking Facility

949 NORTH BASIN AVENUE, PORTLAND, OR  
RARE LARGE CLOSE-IN ACCESSIBLE SITE

- 35 door cross dock trucking facility.
- 14,840 sf of total structure
- 4767 sf Two bay truck shop.
- 5.67 Acres of Industrial Land.
- 2500 sf office space.
- Zoned IG2 in a rectangular shape
- Ceiling height 12'
- Great redevelopment potential



OFFICES



SHOP FACILITY

- Two possible entrances on to North Basin Avenue
- Entire site is fenced, paved and lighted
- “No underground storage tanks”
- Just over 1 mile to 1-5/ I-84
- Willamette River Frontage
- Adjacent property potentially available to double site size.



For More Information Contact

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CROSS DOCK INTERIOR

# FOR SALE

## SWAN ISLAND LAND AND TRUCKING FACILITY

**Price: \$3,700,000**



### Executive Summary

The Becker trucking facility is located on a very desirable piece of property attractive to owner users or for potential re-development opportunities. The existing truck facility has been a corporate hub for Becker trucking and is very functional in its design. The property sits just minutes to downtown Portland, as well as several major interstate Freeways. The property is also nearby to local amenities which consist of hotels, restaurants and other retail and office services.

Swan Island is one of the most desirable locations in Portland. It is home to many large transportation companies such as UPS, Federal Express, SAIA and Estes Trucking.

Becker Trucking will need to leaseback the property for at least 18 months for transition to a new facility.

Potential short term seller financing.