

COLUMBIA CORRIDOR INDUSTRIAL LAND

**SELLER CARRIED
CONTRACT AVAILABLE**

± 4.93 ACRES

NE MARINE DR & INTERLACHEN LN

FOR SALE

2 LOTS: ±4.93 AC

Norris & Stevens

INVESTMENT REAL ESTATE SERVICES



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Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.

JULY 2026

EXECUTIVE SUMMARY

COLUMBIA CORRIDOR INDUSTRIAL LAND
FOR SALE

PROPERTY SUMMARY

Price:	\$1,400,000
Address:	NE Marine Dr & Interlachen Ln
City/State/Zip Code:	Gresham, OR 97230
County:	Multnomah
Lots:	LOT 3 Details: ±2.65 ACRES LOT 2 Details: ±2.28 ACRES
Zoning:	HI - Heavy Industrial (City of Gresham)

PROPERTY HIGHLIGHTS

LOT 3 DETAILS:

±2.65 ACRES (APPROX)

Conceptual plans accommodate: 12,500 SF building (135' x 90')
72 Parking Spaces: (43) 9' x 19' & (29) 11' x 30'

LOT 2 DETAILS:

±2.28 ACRES (APPROX)

Protected wet lands

Combine with lot 3 to offset landscaping requirement

Easement income earns \$6,900 / Year (+15% every 5TH year)

- Great access off Interlachen Lane to Marine Drive
- Close proximity to PDX and Port of Portland
- Great outdoor storage, distribution, or manufacturing site

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PROPOSED BUILDING

COLUMBIA CORRIDOR INDUSTRIAL LAND
FOR SALE

SUMMARY

TOTAL AREA:

115,329 SF / ±2.65 AC

BUILDING:

12,150 SF / 10.54%

LANDSCAPE:

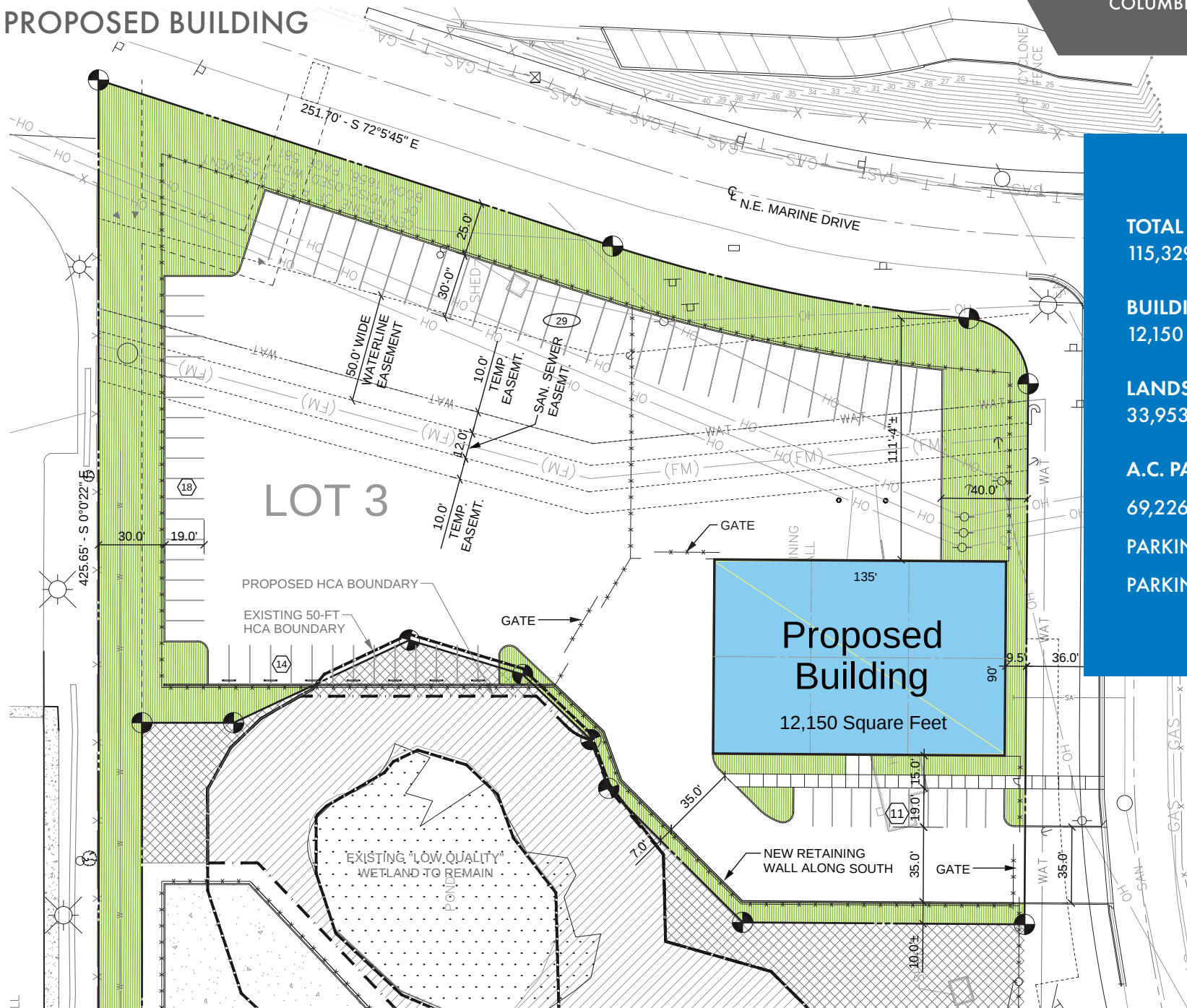
33,953 SF / 29.44%

A.C. PAVING:

69,226 SF / 60.02%

PARKING (9' X 19') 43

PARKING (11' X 30') 29



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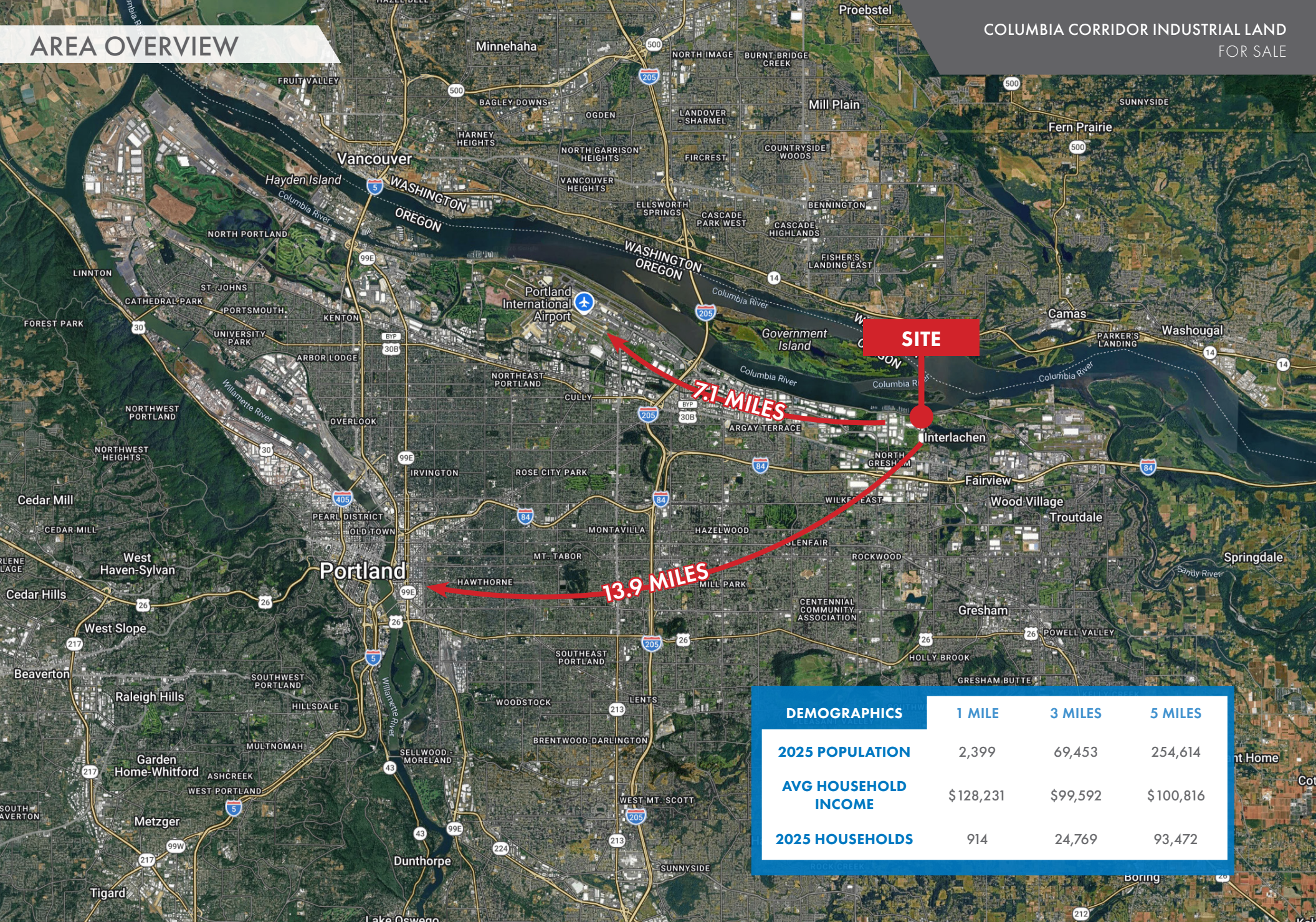


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AREA OVERVIEW

COLUMBIA CORRIDOR INDUSTRIAL LAND
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