

FOR SALE

Industrial Land

1.27± acres | \$550,000



862 Riverside Street, Portland

Property Highlights

- Located in one of Portland's strongest Industrial corridors
- Ample paved laydown area
- Approved for 7,200± SF light industrial/mechanical building
- Public water & sewer onsite

Property Description

We are pleased to present a 1.27± acre industrial development site at 862 Riverside Street in Portland. The property is located along one of Portland's strongest industrial corridors and is zoned I-M, offering an excellent opportunity for an owner-user or developer. The site has received City of Portland Minor Site Plan approval (PL-003486-2025, approved March 9, 2026) for a 7,200± SF light industrial/mechanical building, with full engineered civil plans completed. The approved site plan includes 12 parking spaces, including one ADA/EV space, four overhead doors, and ample paved yard and laydown area. Public water and sewer are available onsite, providing a development-ready opportunity in a highly desirable industrial location.

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Property Overview

Owner	862 Riverside, LLC
Lot Size	1.27± acres
Assessor's Reference	Map 361, Block A, Lot 9
Deed Reference	Book 41323, Page 236
Zoning	I-M
Utilities	Public water & sewer

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