

PORTLAND PORTAL INDUSTRIAL CENTER – PHASE II

3003-3099 NE 170th Place, Gresham, Oregon

BUILDING B
For Sale, Fully Leased

BUILDING C
For Sale or Lease

BUILDING A
For Sale, Partially Leased

FOR MORE INFORMATION, CONTACT:

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All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

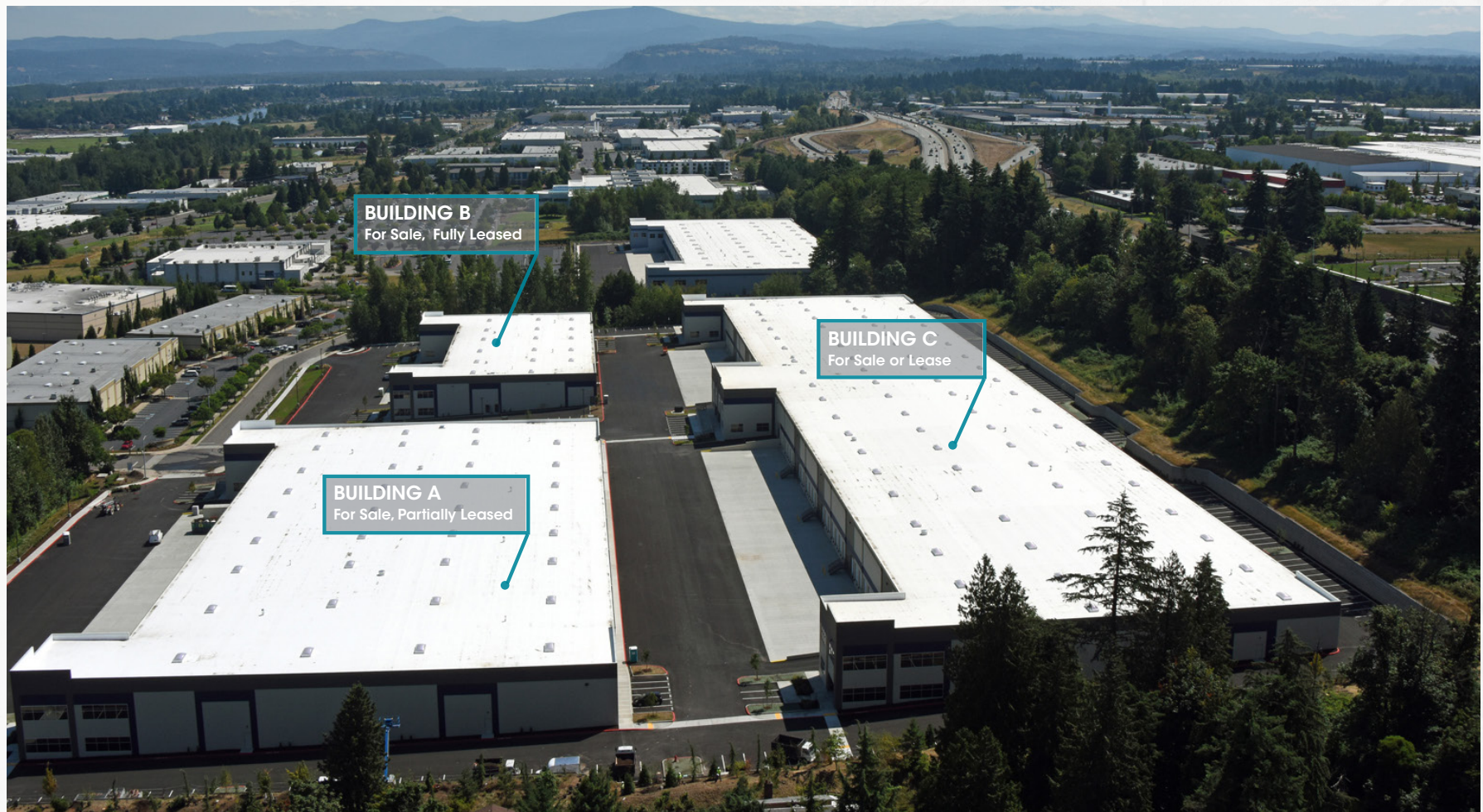
**FOR SALE
OR LEASE**

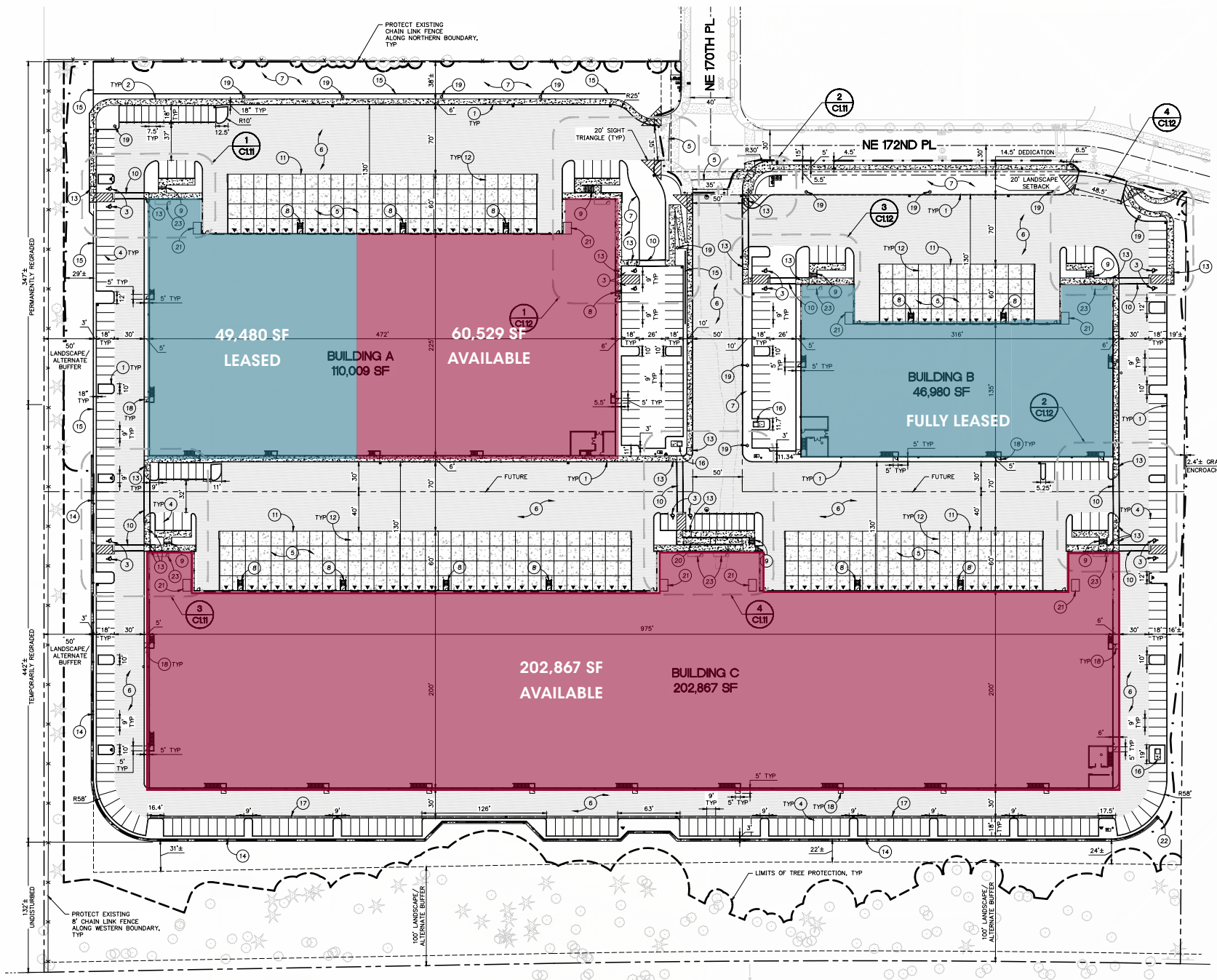


BUILDING CONSTRUCTION HIGHLIGHTS

- Concrete tilt-up construction
- 6" reinforced floors
- TPO 45 mil roof, 15 year warranty
- R-20 rigid insulation
- ESFR sprinklers
- Skylights
- Lighting: T-5, 15 foot candles
- Minimum 800 amp, 480 volt, 3-phase power
- 30' clear height
- 319 auto parking spaces
- GI zoning, City of Gresham
- Completion July 2019
- Buildings may be purchased individually, fee simple, or as a package

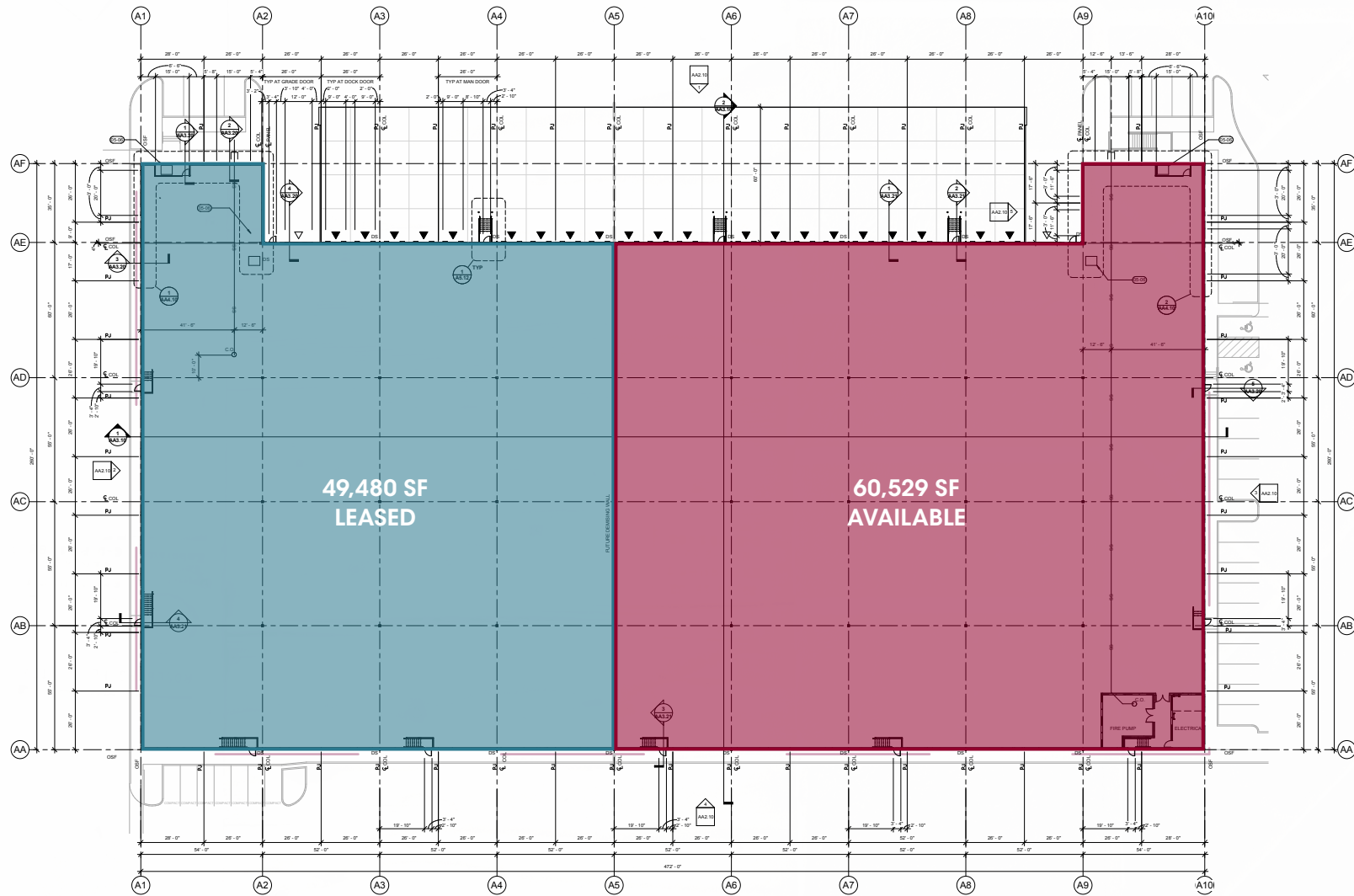
Call for pricing



Portland Portal Industrial Center Phase II | **SITE PLAN**

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BUILDING AREA

110,009 SF

LOT SIZE

6.48 Acres

CLEAR HEIGHT

30'

DOCK DOORS

21

GRADE DOORS

2

PARKING

100 auto spaces

POWER

1,200 amp, 480 volt, 3-phase



BUILDING AREA
202,867 SF

LOT SIZE
12.97 Acres

CLEAR HEIGHT
30'

DOCK DOORS
46

GRADE DOORS
4

PARKING
160 auto spaces

POWER
2,500 amp, 480 volt, 3-phase



BUILDING A
For Sale, Partially Leased

BUILDING B
For Sale, Fully Leased

BUILDING C
For Sale or Lease



LOCATION HIGHLIGHTS

- Proximity to I-84
- Easy access via NE Sandy Blvd.
- City of Gresham with Portland address
- Located in Gresham Enterprise Zone
- E-Commerce overlay

GRESHAM ADVANTAGES

- Lower property taxes
- Lower corporate business tax
- Expedited permitting
- Tenants eligible for Gresham Enterprise Zone rebate

DRIVE DISTANCES

I-84 Interchange at 181st:	1 Mile
I-205:	5 Miles
Portland International Airport:	6 Miles
I-5:	11 Miles

FOR MORE INFORMATION VISIT: WWW.PORTLANDPORTALINDUSTRIALCENTER.COM