

PORTLAND PORTAL INDUSTRIAL CENTER – PHASE II

3003-3099 NE 170th Place, Gresham, Oregon

BUILDING B
Fully Leased

BUILDING C
Partially Leased

BUILDING A
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.

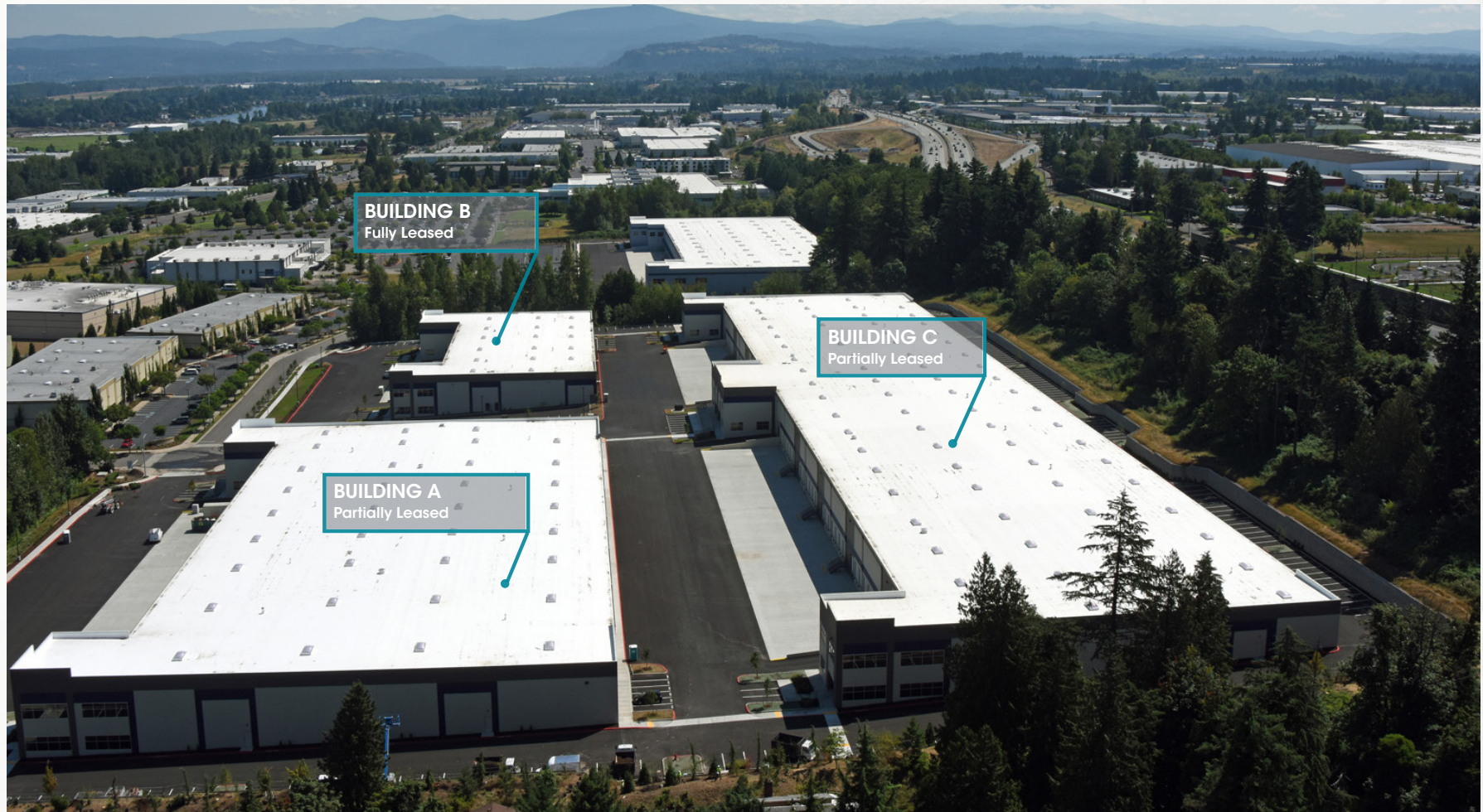
**FOR
LEASE**

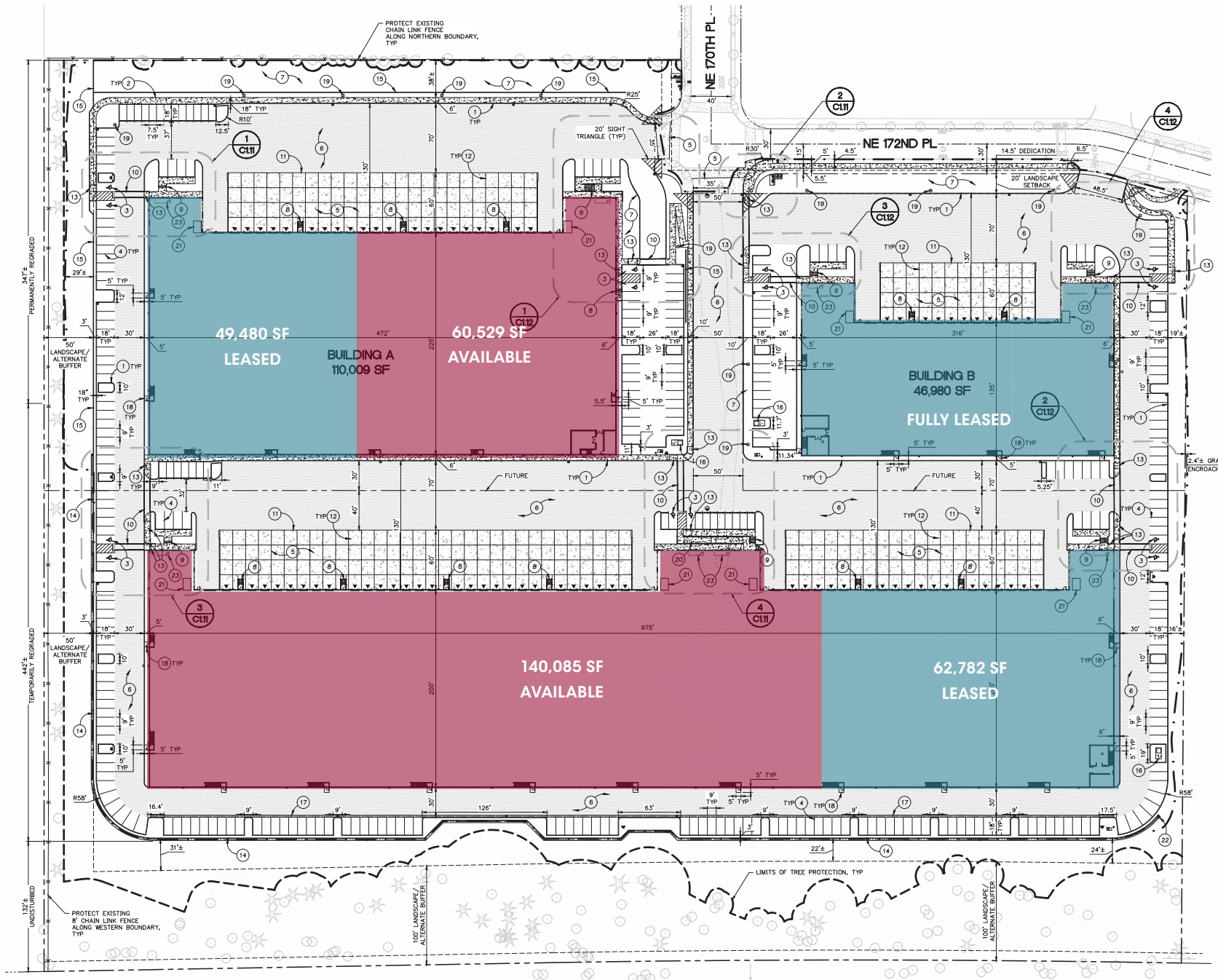


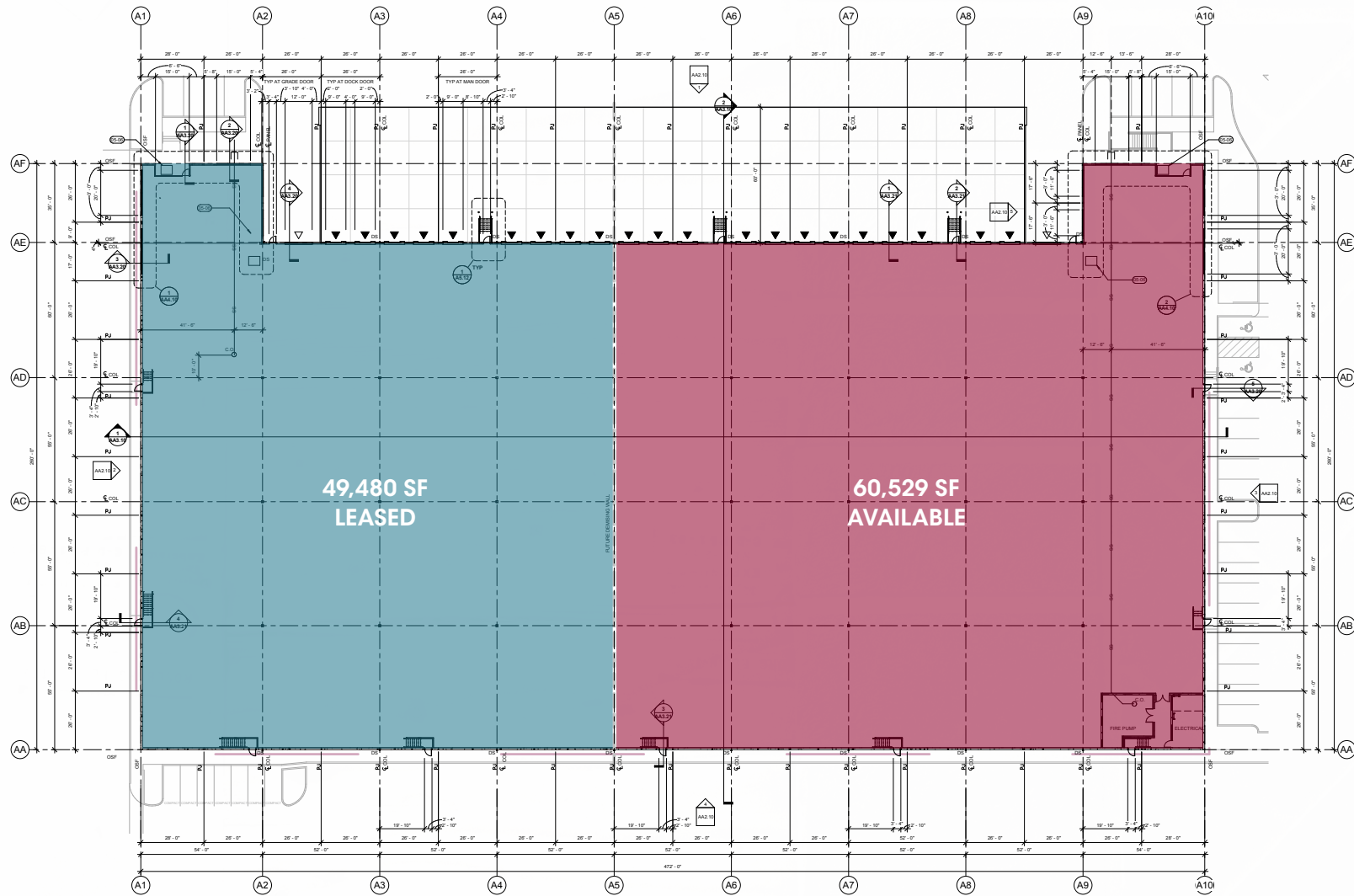
BUILDING CONSTRUCTION HIGHLIGHTS

- 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
- Completed July 2019

Call for pricing







AVAILABLE BUILDING AREA

60,529 SF

OFFICE SIZE

Build-to-Suit

CLEAR HEIGHT

30'

DOCK DOORS

12

GRADE DOORS

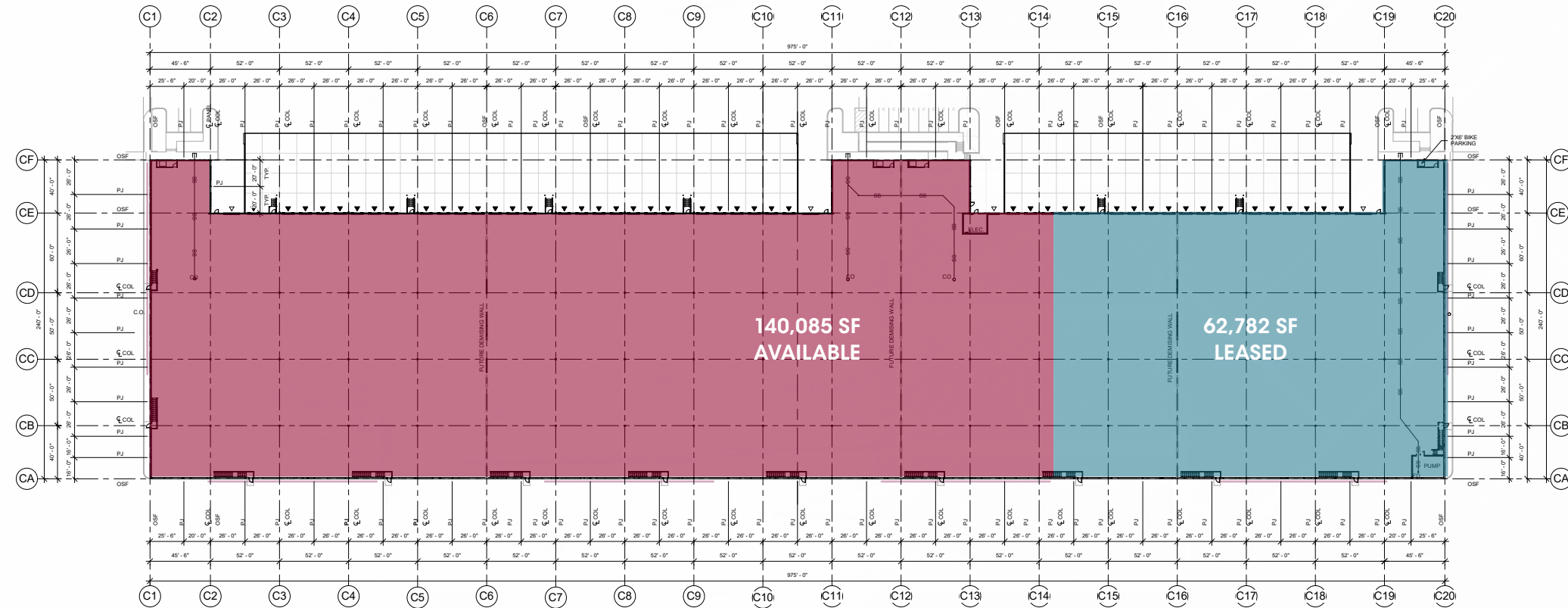
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PARKING

0.90 spaces/ 1,000 SF

POWER

1,200 amp, 480 volt, 3-phase



AVAILABLE BUILDING AREA

140,085 SF, divisible to a variety of sizes down to 22,578 SF

OFFICE SIZE

Build-to-Suit

CLEAR HEIGHT

30'

DOCK DOORS

31

GRADE DOORS

3

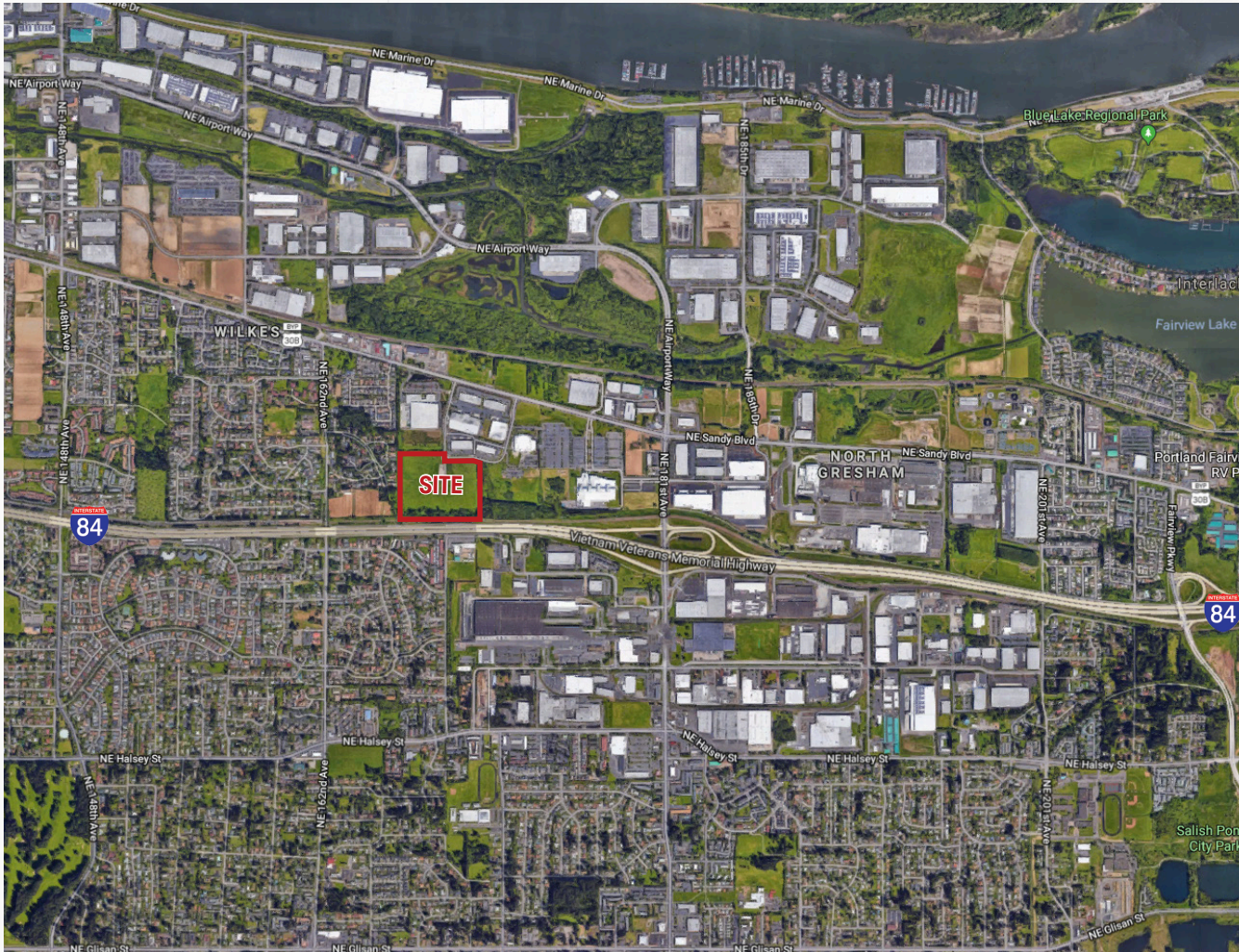
PARKING

0.79 spaces/ 1,000 SF

POWER

2,500 amp, 480 volt, 3-phase





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



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