

Portland Portal Industrial Center Phase I

2912 NE 172ND PLACE, PORTLAND, OR 97230

Joe Curran

503.616.0992

jcurran@macadamforbes.com

Licensed in OR & WA

Joe Kappler

503.972.7294

joek@macadamforbes.com

Licensed in OR & WA

2 Centerpointe Drive, Suite 500 | Lake Oswego, OR 97035 | WWW.MACADAMFORBES.COM | 503.227.2500

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
SUBLEASE

 **MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

FOR SUBLEASE

2912 NE 172nd Place, Portland, OR 97230



PROPERTY DESCRIPTION

Located in the Gresham Enterprise Zone, this property is excellently positioned for industrial uses with its abundant on-site parking, concrete tilt construction, and easy freeway access.

PROPERTY HIGHLIGHTS

- New construction
- Close proximity to I-84 (exit 13)
- Easy access via NE Sandy Boulevard
- City of Gresham with Portland address
- Gresham's advantages include: lower property taxes, lower corporate business tax, & expedited permitting
- E-Commerce overlay
- Up-sized water and gas lines
- 35 auto parking spaces

OFFERING SUMMARY

Lease Rate:	\$0.65 SF/month blended (NNN)
NNN's:	\$0.19 SF/month
Lease Term:	Call Broker For Details
Shell SF:	54,376 SF
Office SF:	+/- 1,000 SF
Zoning:	GI - City of Gresham



Joe Curran

503.616.0992

jcurran@macadamforbes.com

Licensed in OR & WA

Joe Kappler

503.972.7294

joek@macadamforbes.com

Licensed in OR & WA

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.

MACADAMFORBES.COM | 503.227.2500

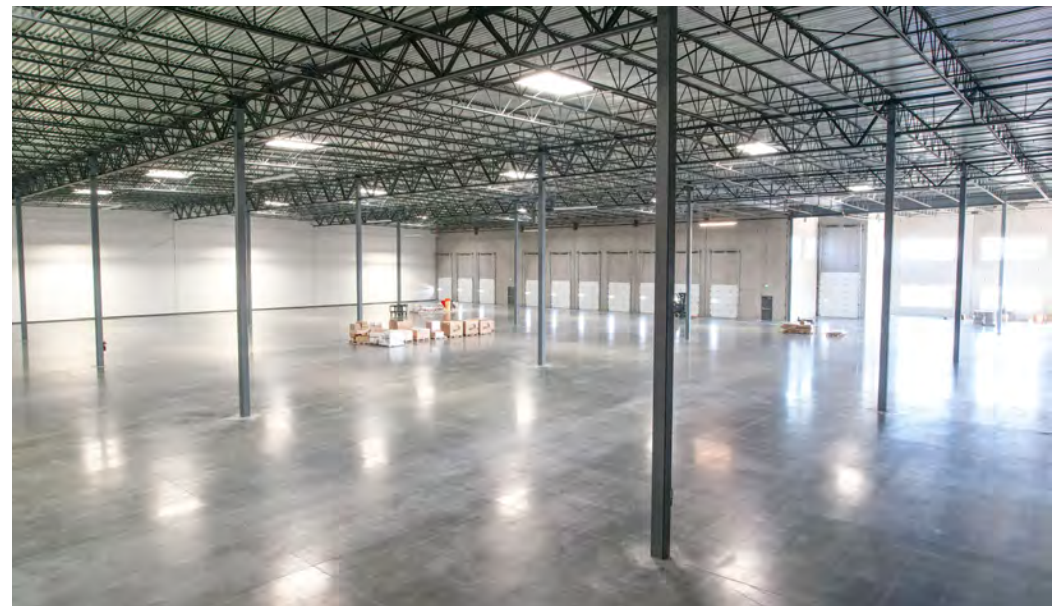
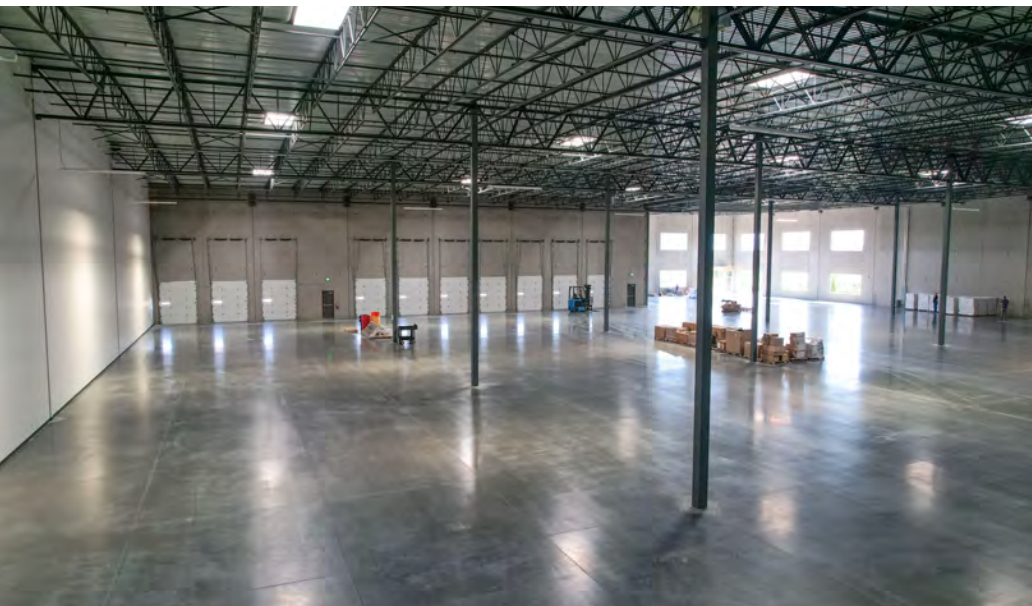
FOR LEASE

2912 NE 172nd Place, Portland, OR 97230



PROPERTY DETAILS

Construction:	Concrete tilt, 6" reinforced floor
Roof:	TP0 60 mil roof/Steel roof deck
Sprinklers:	ESFR
Power:	480 volt, 3-phase
Columns:	52' x 50' spacing with 60' speed bay
Clear Height:	30'
Grade Level Doors:	9' x 10', 1
Dock High Doors:	12' x 14', 10
Truck Staging:	130'



Joe Curran

503.616.0992

jcurran@macadamforbes.com

Licensed in OR & WA

Joe Kappler

503.972.7294

joek@macadamforbes.com

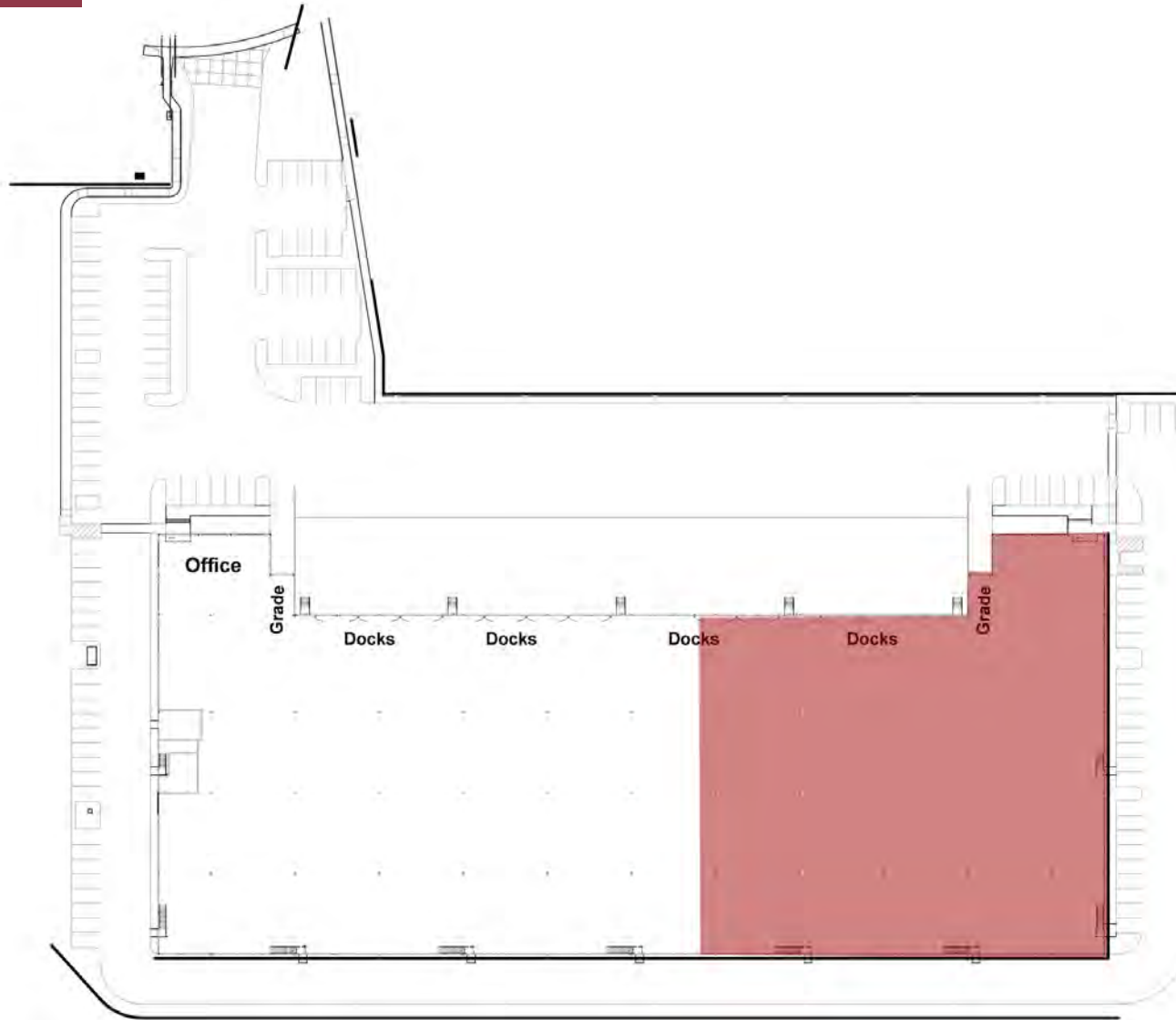
Licensed in OR & WA

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.

MACADAMFORBES.COM | 503.227.2500

FOR LEASE

2912 NE 172nd Place, Portland, OR 97230



Joe Curran

503.616.0992

jcurran@macadamforbes.com

Licensed in OR & WA

Joe Kappler

503.972.7294

joek@macadamforbes.com

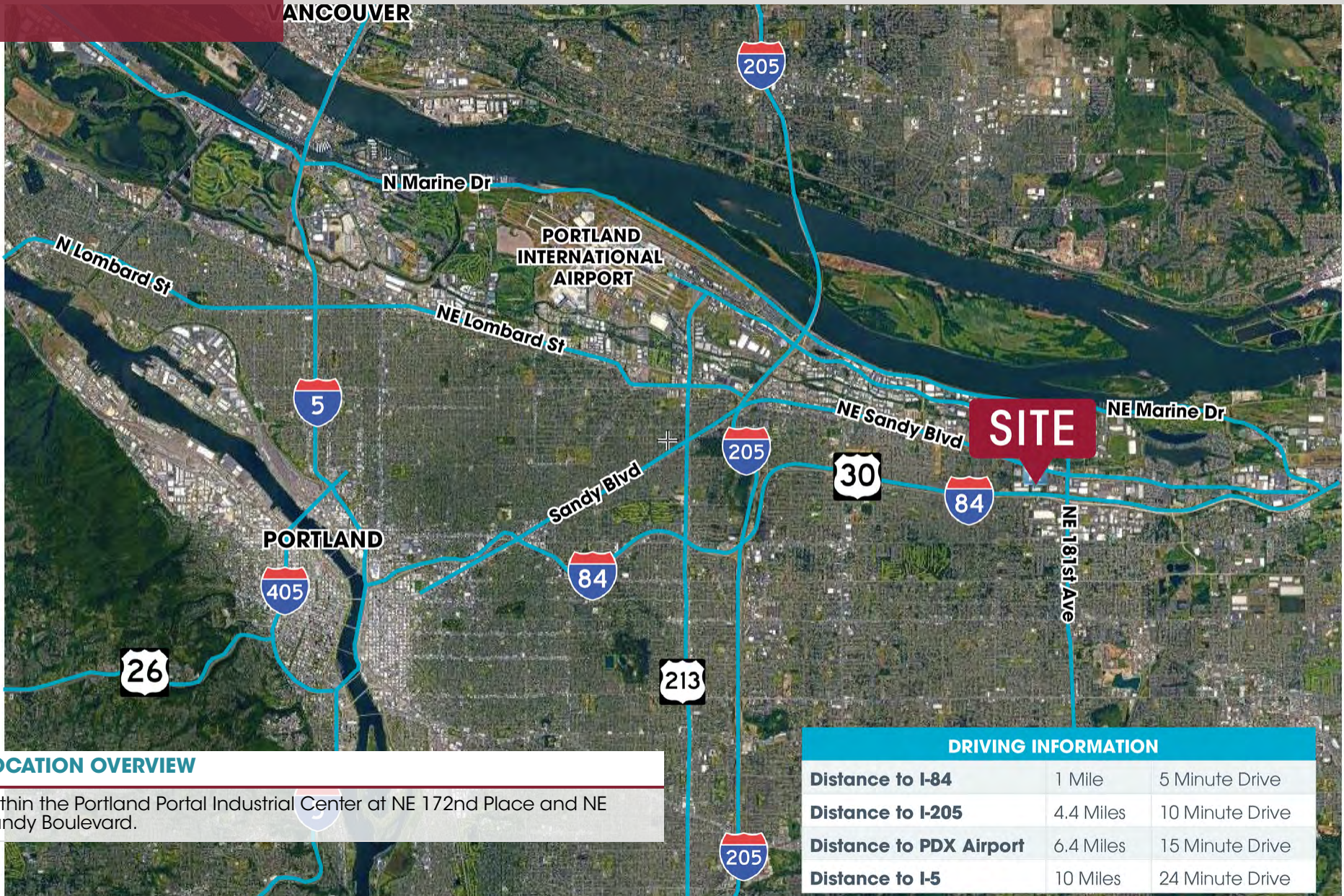
Licensed in OR & WA

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.

MACADAMFORBES.COM | 503.227.2500

FOR LEASE

2912 NE 172nd Place, Portland, OR 97230



LOCATION OVERVIEW

Within the Portland Portal Industrial Center at NE 172nd Place and NE Sandy Boulevard.



Joe Curran

503.616.0992

jcurran@macadamforbes.com

Licensed in OR & WA

Joe Kappler

503.972.7294

joek@macadamforbes.com

Licensed in OR & WA

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.

MACADAMFORBES.COM | 503.227.2500