



For Lease

Dunbar Avenue Industrial Park

798 NW Dunbar Avenue Troutdale, OR 97060

1,354 sqft. - 16,744 sqft. Warehouse Suites Available

798 NW Dunbar Avenue

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Kiely@GridPropertyManagement.com

503-406-2722

DunbarAvenue.com



FedEx Ground

SWIFT TRANSPORTATION

TOYO TANSO

amazon

Troutdale Airport

Dunbar Ave Industrial Park

Northwest Freight Warehouse/Cross Dock

BOOT BARN TACO BELL Arby's TA

Walmart

HercRentals

GameStop

CAMPING WORLD

VIETNAM VETERANS MEMORIAL HWY

SANDY BLVD

NE HALSEY ST

TARGET

Fred Meyer

LOWE'S

KOHL'S

DOLLAR TREE

GRID PROPERTY MANAGEMENT

Contact Us Today
503-381-5888
The Grid Property

DUNBAR AVENUE INDUSTRIAL PARK

MANUFACTURING • PROCESSING • WAREHOUSING
TROUTDALE, OREGON

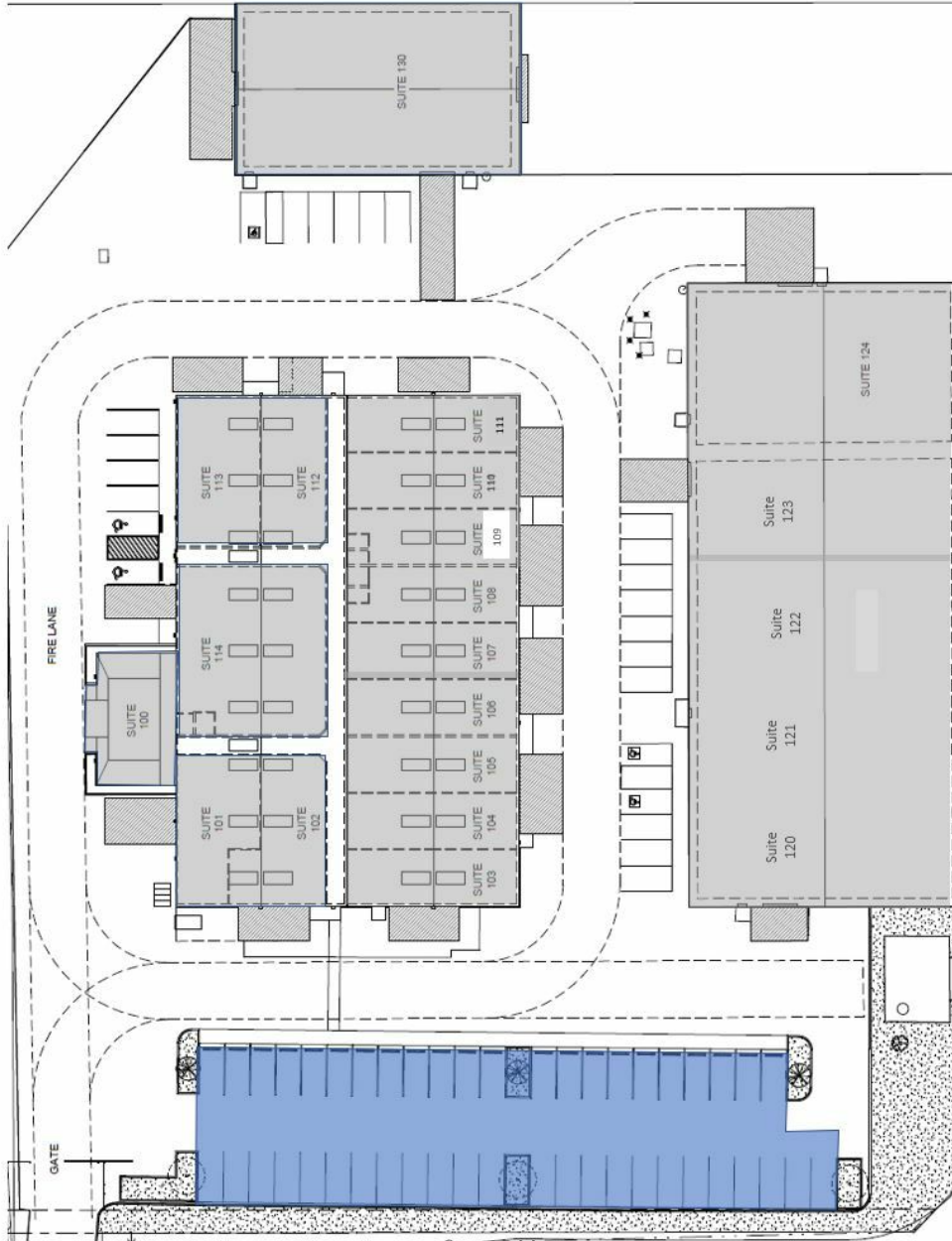
LEASING AVAILABLE

CLICK HERE TO VIEW WEBSITE
SW CHERRY PARK RD TROUTDALE

798 NW Dunbar Avenue

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- Suite 109 - **LEASED!**
- Suite 103/ 106- Available 08/16/2024
- Suite 108 - Available Now
- Suite 110 - **LEASED!**

PROPERTY FEATURES

- Industrial warehouse suites ranging in size from 1,215 RSF to 8,907 RSF
- Secure site: Fully fenced with automated gate entry. Night and weekend security monitoring included
- Location: Located near the Troutdale Airport with direct access to I-84
- Metal Butler - style, insulated, pitched-roof structures
- 11' - 13' ceilings with wide spans
- Recently renovated site

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Suite 108

AMENITIES

- 1,229 RSF
- Security Fencing with Gated Entry
- High Ceiling Clearance Warehouse
- Drive-In Roll-Up Door



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Suite 108 - Pricing



- The first-year base rent rate is \$13.38 per year per square foot (\$1,370.34 per month) plus \$3.00 per year per square foot pro-rata allocation of triple net (NNN) costs (\$307.25 per month), resulting in all-in lease costs of \$1,677.59 per month for year 1 with 5% annual increases on base rent.
- Tenants will also pay their own electricity and garbage.

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Suite 103/106

AMENITIES

- 5,403 RSF
- Security Fencing
- Gated Entry
- Easy Freeway Access
- Exterior Lighting



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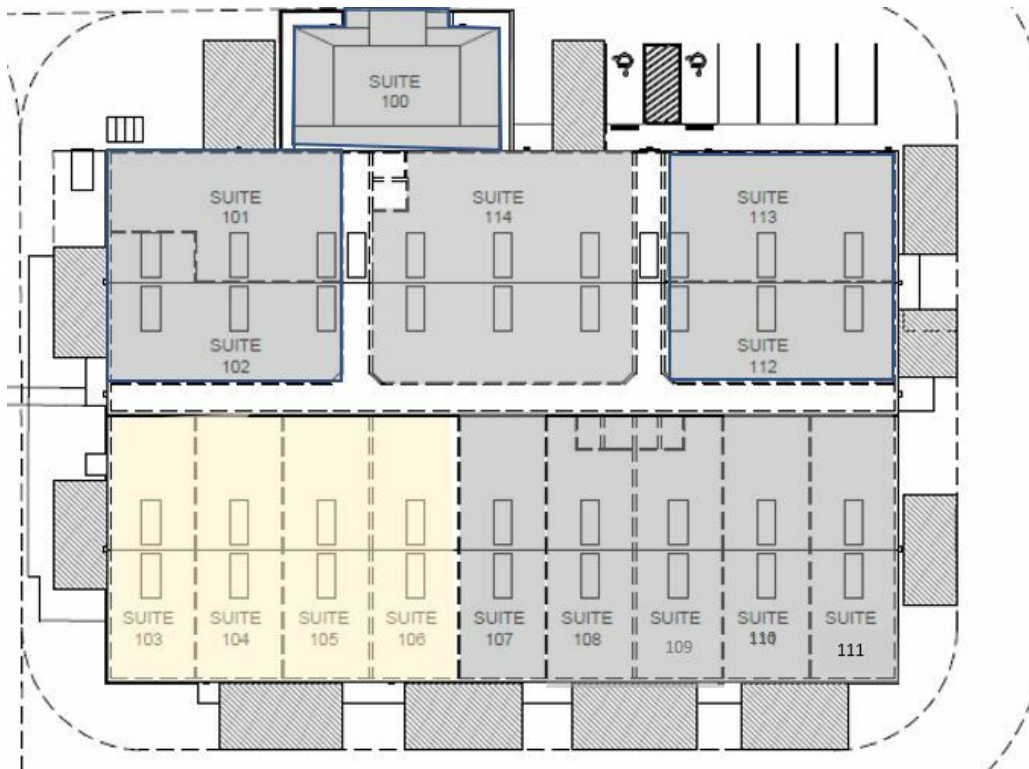
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Suite 103/106 - Pricing



- The first-year base rent rate is \$12.83 per year per square foot (\$5,776.71 per month) plus \$3.00 per year per square foot pro-rata allocation of triple net (NNN) costs (\$1,350.75 per month), resulting in all-in lease costs of \$7,127.46 per month for year 1 with 5% annual increases on base rent.
- Tenants will also pay for their own electricity, gas, and garbage.

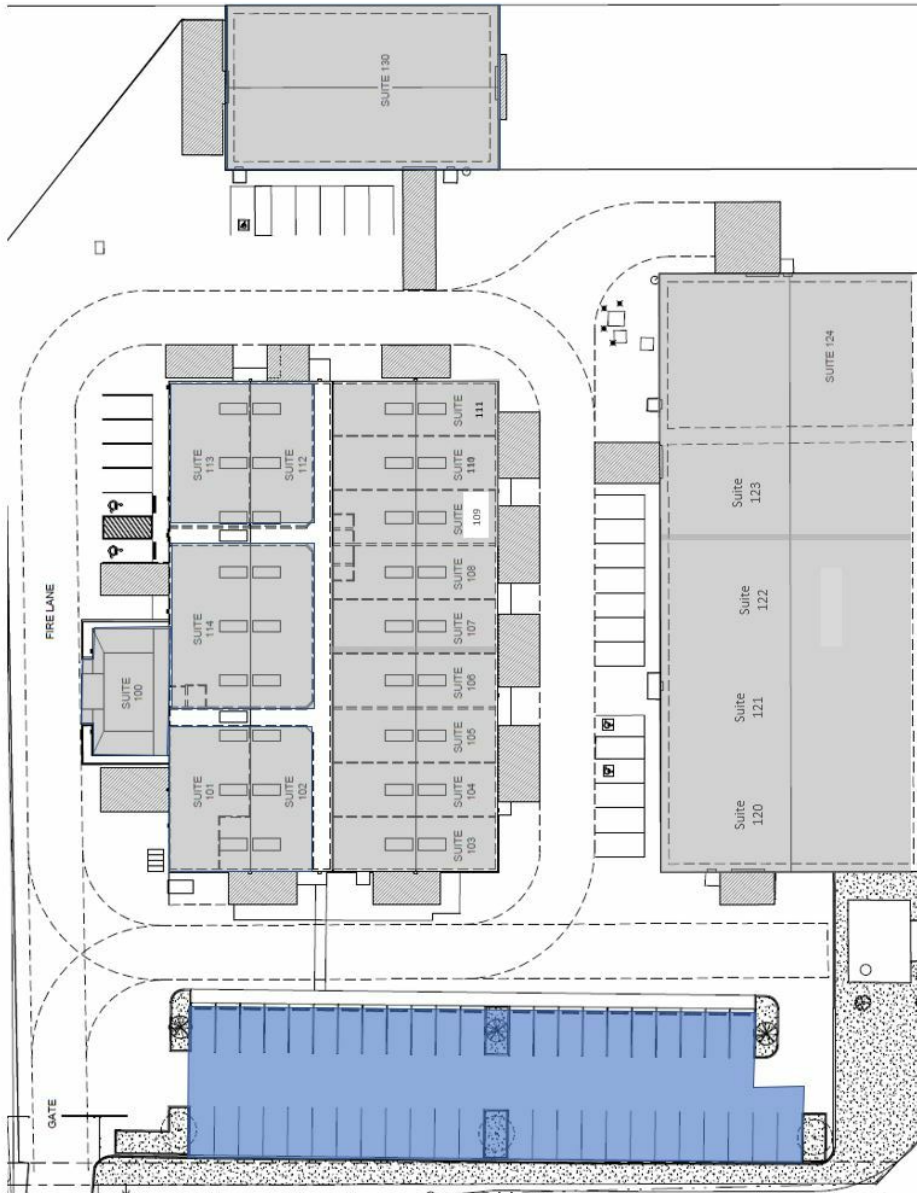
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Parking Diagrams

- **Blue:** Available parking spots
- Parking spots are allocated 1 spot per 1,000 RSF



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Grid Property Management is a Portland-based property management firm that specializes in the management of commercial, and industrial property in the greater Portland metropolitan area.



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