



ATTENTION BROKERS
FOR LEASE

Dunbar Avenue Industrial Park

798 NW DUNBAR AVENUE
TROUTDALE, OR 97060

Warehouse Suites

**Conveniently Located Near Airport
with Direct Access to I-84**

DunbarAvenue.com



Dunbar Avenue Industrial Park

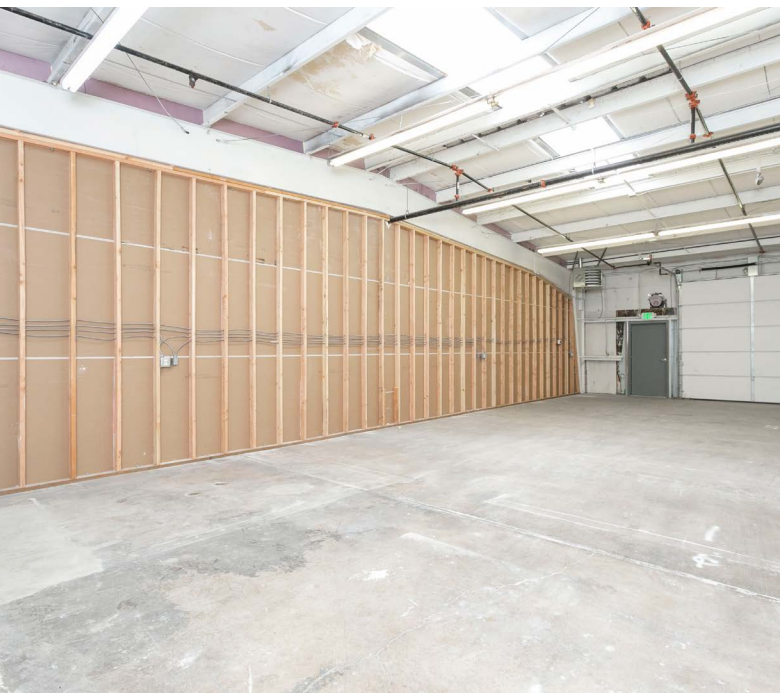
TROUTDALE, OR 97060

PROPERTY OVERVIEW

- Industrial warehouse suites ranging in size from 1,215 RSF to 8,907 RSF.
- Metal Butler - style, insulated, pitched-roof structures
- 11' - 13' ceilings with wide spans
- The property has been recently renovated.

SECURE SITE

The Dunbar Avenue Industrial Park is fully fenced with an automated gate entry. Night and weekend security monitoring is included.



Suites 103-104-105-106 Warehouse with Secure Parking

5,403
SQUARE FEET

\$15.85 /yr
RENT / SF

\$7,136.46
RENT

(503) 406-2722
www.DunbarAvenue.com



PROPERTY ADDRESS

798 NW Dunbar Avenue - Suite 103 - 106
Troutdale, OR 97060

LEASE TYPE: **NNN** AVAILABLE: **Now**

DESCRIPTION

Available from Grid Property Management, LLC.

Click here to apply: <https://tinyurl.com/GridCommercialApp>

View full marketing details on the property website:
www.DunbarAvenue.com

Industrial Space Available - 5,403 Rentable Square Feet –
Troutdale, OR

Located near the Troutdale airport with direct access to I-84, the Dunbar Avenue Industrial Park is ideal for businesses that need warehouse, storage, or light manufacturing and production space.

The Dunbar Avenue Industrial Park recently underwent site-wide improvements including fresh exterior paint, updated exterior lighting, and a full parking lot repaving and restriping. The site features a secure perimeter fence with an electronic keypad gate.

Suites 103-104-105-106 is a set of four combined suites located in Building A, a Butler-style metal-skinned insulated building with a pitched roof. This combined group of suites has a 5,403 rentable square feet.

Suites 103-104-105-106 features four full-size drive-in roll-up doors and four standard entry doors.

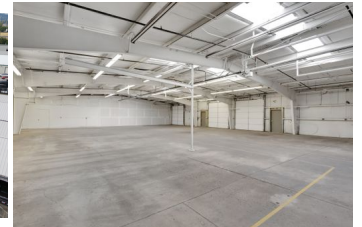
The combined suite features ample power, ample lighting, and gas heat. The tenant will have access to a shared restroom.

AMENITIES

- Security Fencing
- Easy Freeway Access
- Gated Entry
- Exterior Lighting

RENTAL TERMS

Rent	\$7,136.46
Security Deposit	\$0.00
Application Fee	\$0.00



View this listing online:



8,907 RSF Industrial Warehouse Space + Office Build Out - Located near Troutdale Airport (Close to PDX)

8,907
SQUARE FEET

\$15.85 /yr
RENT / SF

\$11,764.66
RENT

(503) 406-2722
www.DunbarAvenue.com



PROPERTY ADDRESS

798 NW Dunbar Avenue - Suite 121-122
Troutdale, OR 97060

COMMERCIAL TYPE: **Industrial**

LEASE TYPE: **NNN** AVAILABLE: **Now**

DESCRIPTION

View full marketing details at www.DunbarAvenue.com

Click here to apply: <https://tinyurl.com/GridCommercialApp>

Available from Grid Property Management, LLC:

Industrial Warehouse/Flex/Manufacturing Space Available -
8,907 RSF – Troutdale, OR

Located near the Troutdale airport with direct access to I-84, the Dunbar Avenue Industrial Park is ideal for businesses that need warehouse, storage, or light manufacturing and production space.

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The site features a secure perimeter fence with an electronic keypad gate.

Suite 121/122 is located in a Butler-style metal skinned insulated building with a pitched roof. The suite is 8,907 RSF total with 1,000 RSF of second floor office build-out.

Suite 121/122 features a 14 ft grade-level roll-up door and one standard entry door.

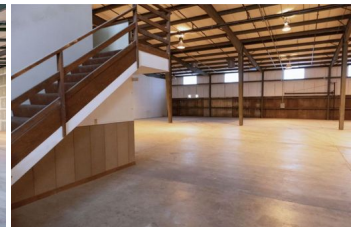
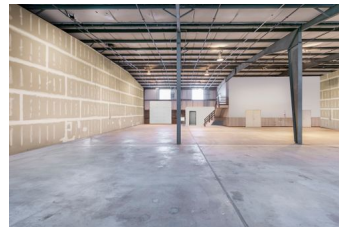
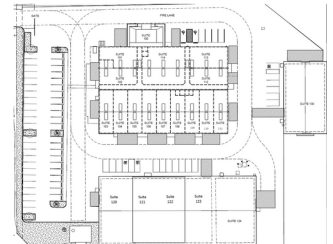
Tenant has access to a private restroom in the second-floor office build-out as well as access to a restroom shared by Suites 120, and 123.

AMENITIES

- Secure Gated Access
- High Ceilings
- 1 Drive-In Roll Up Door
- High Ceiling Clearance Warehouse
- Office Build-Out

RENTAL TERMS

Rent	\$11,764.66
Security Deposit	\$15,000.00
Application Fee	\$0.00



View this listing online:



Dunbar Avenue Industrial Park

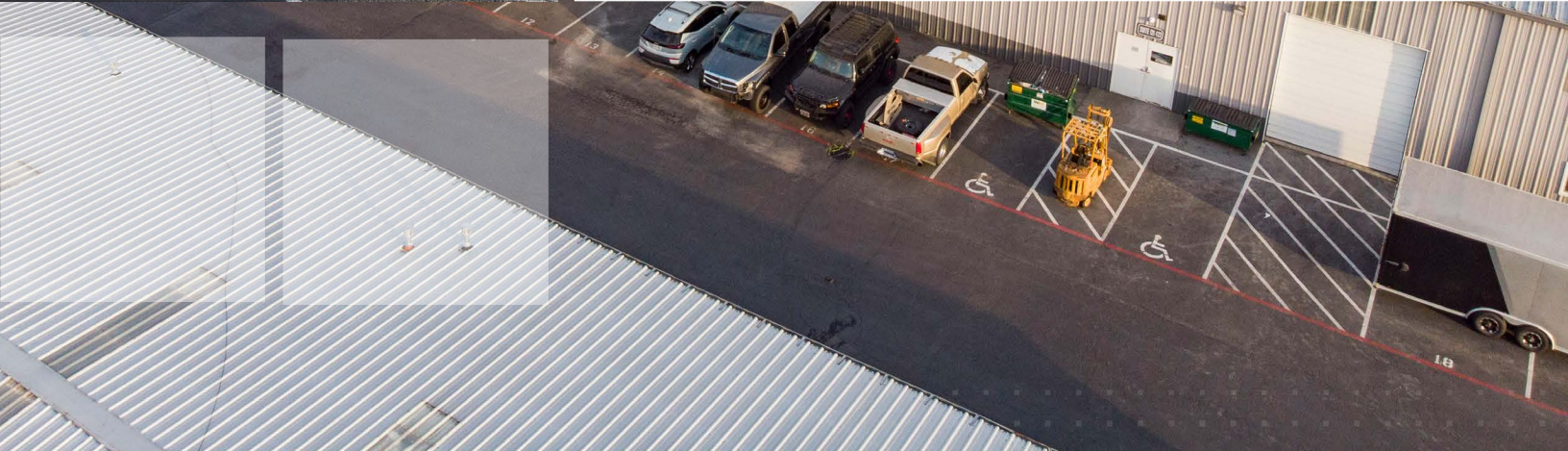
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TROUTDALE, OR 97060

WAREHOUSE SPACE IDEAL FOR LIGHT
MANUFACTURING AND PRODUCTION.

**Is your client the perfect fit?
Let's talk today.**

LeasingTeam@GridPropertyManagement.com
503-406-2722

Individual suite information is available at
DunbarAvenue.com



Grid Property Management is a property management firm that specializes in the management of commercial and industrial properties.