



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.



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

8,907
SQUARE FEET

\$13.00 /yr
RENT / SF

\$9,389.46
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

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

Available from Grid Property Management, LLC:

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.

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.

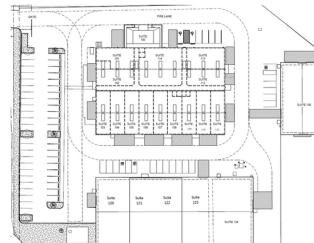
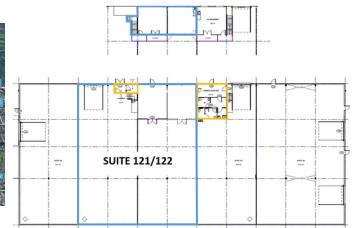
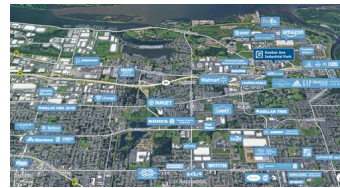
The first-year base rent rate is \$9.50 per year per square foot (\$7,051.38 per month) plus \$3.15 per year per square foot pro-rata allocation of triple net (NNN) costs (\$2,338.09 per month), resulting in all-in lease costs of \$9,389.46 per month for year 1 with 5% annual increases to base rent for each year thereafter.

AMENITIES

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

RENTAL TERMS

Rent	\$9,389.46
Security Deposit	\$15,000.00
Application Fee	\$0.00



View this listing online:



Industrial Warehouse Space Available - 1,377 Square Feet – Troutdale, OR

1,351
SQUARE FEET

\$16.34 /yr
RENT / SF

\$1,874.51
RENT

(503) 406-2722
www.DunbarAvenue.com



PROPERTY ADDRESS

798 NW Dunbar Avenue - Suite 110 Troutdale, OR 97060

COMMERCIAL TYPE: Industrial

LEASE TYPE: NNN AVAILABLE: 03/04/25

DESCRIPTION

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

Available from Grid Property Management, LLC:

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.

Suite 110 is located in a Butler-style metal-skinned insulated building with a pitched roof. The suite is a total of 1,351 square feet.

The suite has ample power and ample lighting. The tenant will have access to a shared restroom.

Power Details: 120v, 1-Phase power

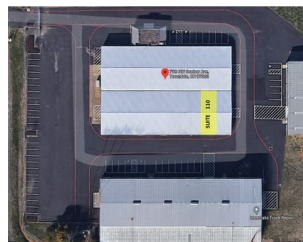
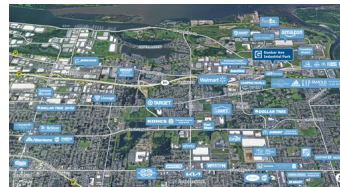
The first-year base rent rate is \$13.50 per year per square foot (\$1,519.88 per month) plus \$3.15 per year per square foot pro-rata allocation of triple net (NNN) costs (\$354.64 per month), resulting in all-in lease costs of \$1,874.51 per month for year 1 with 5% annual increases on base rent.

AMENITIES

- Security Fencing with Gated Entry
- 1 Drive-In Door

RENTAL TERMS

Rent	\$1,874.51
Security Deposit	\$2,500.00
Application Fee	\$0.00



View this listing online:



3,936 RSF Industrial Warehouse Space + Office/Bathroom Build Out - Near Troutdale Airport (Close to PDX)

3,936
SQUARE FEET

\$15.98 /yr
RENT / SF

\$4,969.20
RENT

(503) 406-2722
www.DunbarAvenue.com



PROPERTY ADDRESS

798 NW Dunbar Avenue - Suite 120
Troutdale, OR 97060

COMMERCIAL TYPE: **Industrial**

LEASE TYPE: **NNN** AVAILABLE: **6/13/25**

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 Space Available - 3,936 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.

Suite 120 is located in a Butler-style metal skinned insulated building with a pitched roof. The suite is a total of 3,936 square feet. It also has an additional build out which would be perfect for storage or office space. This build out is roughly 800 RSF.

Suite 120 features a 14ft full size, drive-in, roll-up door, and one standard entry door.

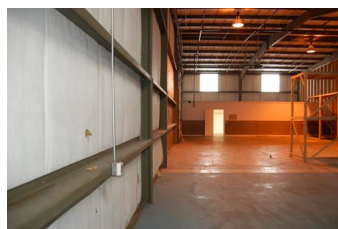
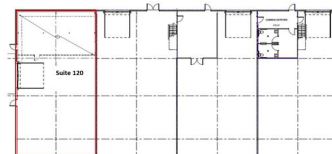
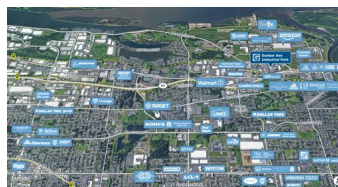
The suite has ample power, ample lighting, and gas heat. The tenant will have access to a private restroom.

AMENITIES

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

RENTAL TERMS

Rent	\$4,969.20
Security Deposit	\$5,500.00
Application Fee	\$0.00



View this listing online:



Suites 105-106 Warehouse with Secure Parking

2,755
SQUARE FEET

\$16.25 /yr
RENT / SF

\$3,478.19
RENT

(503) 406-2722
www.DunbarAvenue.com



PROPERTY ADDRESS

798 NW Dunbar Avenue - Suite 105-106
Troutdale, OR 97060

COMMERCIAL TYPE: **Industrial**

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

DESCRIPTION

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

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

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 105-106 is a combined suite located in Building A, a Butler-style metal-skinned insulated building with a pitched roof. This combined group of suites has 2,755 rentable square feet.

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

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

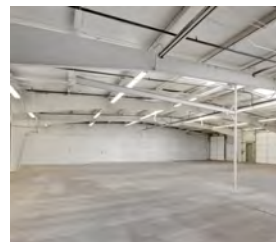
The first-year base rent rate is \$12.00 per year per square foot (\$2,755.00 per month) plus \$3.15 per year per square foot pro-rata allocation of triple net (NNN) costs (\$723.19 per month), resulting in all-in lease costs of \$3,478.19 per month for year 1 with 5% annual increases in base rent.

AMENITIES

- Security Fencing
- Assigned Outdoor Parking
- Gated Entry
- Easy Freeway Access
- Exterior Lighting
- 2 Drive-In Roll Up Doors
- Shared Restrooms
- High Ceiling Clearance

RENTAL TERMS

Rent	\$3,478.19
Security Deposit	\$0.00
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.