

ATTENTION BROKERS

# FOR LEASE

## Dunbar Avenue Industrial Park

798 NW DUNBAR AVENUE  
TROUTDALE, OR 97060

**Work**space  
NATION

INDUSTRIAL SPACES BUILT FOR BUSINESS SUCCESS

### **Warehouse Suites**

Conveniently Located Near Airport  
with Direct Access to I-84

[DunbarAvenue.com](http://DunbarAvenue.com)

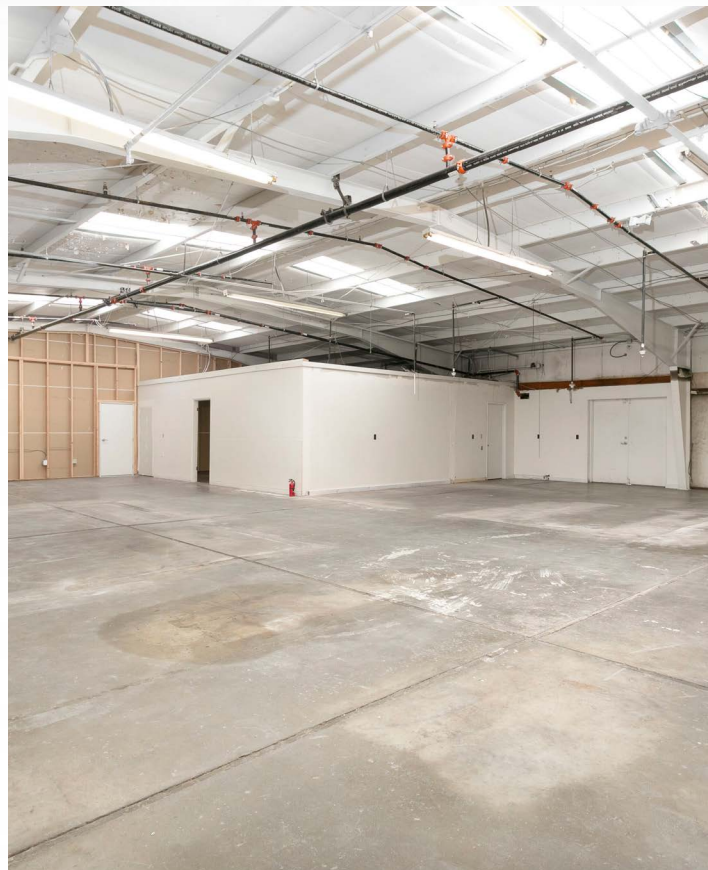


Welcome to **Dunbar Avenue Industrial Park**, a **Workspace Nation™** signature property designed specifically for manufacturing and service businesses ready to grow.

### 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.

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





# 1,606 RSF Industrial Warehouse Space - Roll Up Door - Troutdale, OR

**1,606**  
SQUARE FEET

**\$12.34** /yr  
RENT / SF

**\$1,651.17**  
RENT

**503-406-2722**  
www.DunbarAvenue.com



## PROPERTY ADDRESS

798 NW Dunbar Avenue - Suite 102  
Troutdale, OR 97060

COMMERCIAL TYPE: **Industrial**

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

## DESCRIPTION

Available from Grid Property Management, LLC:

Industrial Warehouse Space Available - 1,606 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.

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 102 is located in a Butler-style metal-skinned insulated building with a pitched roof. The suite is a total of 1,606 RSF.

Suite 102 features a full-size, drive-in, roll-up door and two standard entry doors.

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

Power Details: 120v, 1-Phase power

## Lease Highlights

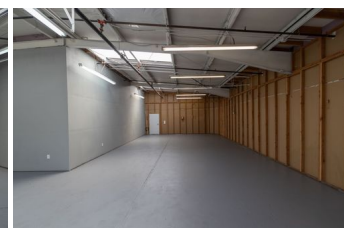
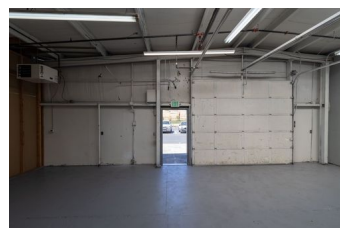
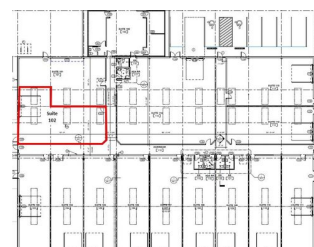
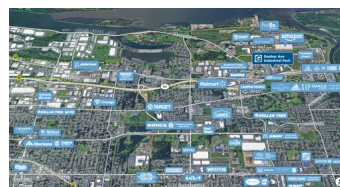
- Base Rent: \$12.25 /SF/year or \$1,639.46/month
- NNN Charges: \$3.15/SF/year or \$421.58/month
- All-In Rent: \$2,061.03/month
- Annual Increase: 5% Increase in Base Rent

## Move-In Special Details

- Sign a lease for at least 24 Months
- Get FREE base rent for months 4, 8, and 12 (save \$4,918.38 in year one)
- Effective ALL-In Rent for Year 1 is \$1,651.17/month after we apply the 3 months FREE base rent
- This is a limited-time offer for new tenants only and may end at any time.
- Tenants will still pay the standard all-in rent of \$2,061.03/month in all months except 4, 8, and 12 when base rent is waived. The savings in those three months reduce your total annual cost—resulting in an average or effective monthly rent of \$1,651.17 in Year 1.

Tenants will also pay for their own electricity, gas, and garbage.

Serious inquiries only. Courtesy to brokers.



## AMENITIES

- Security Fencing
- Gated Entry
- Drive-In Roll-Up Door

- High Ceiling Clearance
- Warehouse
- Warehouse
- Common Restrooms

## RENTAL TERMS

Rent	\$1,651.17
Security Deposit	\$2,500.00
Application Fee	\$0.00

View this listing online:



# Suites 105-106 Warehouse with Secure Parking

**2,755**  
SQUARE FEET

**\$13.65 /yr**  
RENT / SF

**\$3,066.85**  
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>

Industrial Space Available - 2,755 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 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.

Power Details: 120v, 1-Phase power

## Lease Highlights

- Base Rent: \$12.25/SF/year or \$2,812.40/month
- NNN Charges: \$3.15/SF/year or \$723.19/month
- All-In Rent: \$3,535.58/month

- Annual Increase: 5% Increase in Base Rent

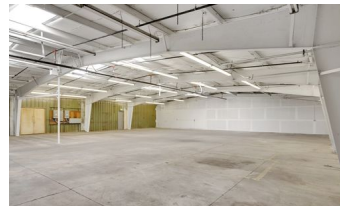
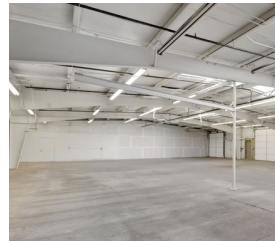
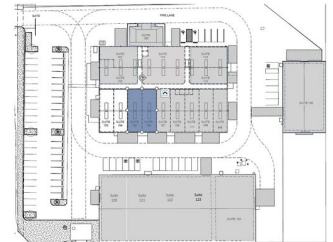
## Move-In Special Details

- Sign a lease for at least 24 Months
- Get FREE base rent for months 4 and 8 (save \$5,624.80 in year one)
- Effective All-In Rent for Year 1 is \$3,066.85/month after we apply the 2 months FREE base rent
- This is a limited-time offer for new tenants only and may end at any time.
- • Tenants will still pay the standard all-in rent of \$3,535.58/month in all months except 4 and 8, when base rent is waived. The savings in those two months reduce your total annual cost—resulting in an average or effective monthly rent of \$3,066.85 in Year 1.

Tenants will also pay for their own electricity and garbage.

HVAC maintenance is the responsibility of the property owner.

Serious inquiries only. Courtesy to brokers.



## AMENITIES

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

## RENTAL TERMS

Rent \$3,066.85

Security Deposit \$4,500.00

Application Fee \$0.00

View this listing online:





# Industrial Warehouse Space Available - 1,351 Square Feet – Troutdale, OR

**1,351**  
SQUARE FEET

**\$14.65** /yr  
RENT / SF

**\$1,389.00**  
RENT

**503-406-2722**  
[www.DunbarAvenue.com](http://www.DunbarAvenue.com)



## PROPERTY ADDRESS

**798 NW Dunbar Avenue - Suite 110**  
**Troutdale, OR 97060**

COMMERCIAL TYPE: **Industrial**

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

## DESCRIPTION

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

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.

Suite 110 features a full-size, drive-in, roll-up door, and one standard entry door.

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

Power Details: 120v, 1-Phase power

## Lease Highlights

- Base Rent: \$12.25/SF/year or \$1,379.15/month
- NNN Charges: \$3.15/SF/year or \$354.64/month
- All-In Rent: \$1,733.78/month
- Annual Increase: 5% Increase in Base Rent

## Move-In Special Details

- Sign a lease for at least 24 Months
- Get FREE base rent for months 4, 8, and 12 (save \$5,201.34 in year one)
- Effective All-In Rent for Year 1 is \$1,389.00/month after we apply the 3 months FREE base rent
- This is a limited-time offer for new tenants only and may end at any time.
- Tenants will still pay the standard all-in rent of \$1,733.78/month in all months except 4, 8, and 12 when base rent is waived. The savings in those three months reduce your total annual cost—resulting in an average or effective monthly rent of \$1,389.00 in Year 1.

Tenants will also pay for their own electricity, gas, and garbage.

HVAC Maintenance: HVAC maintenance and repair will be the responsibility of the owner.

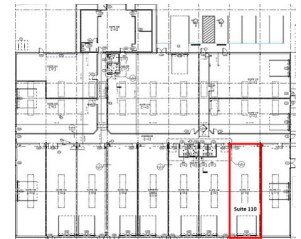
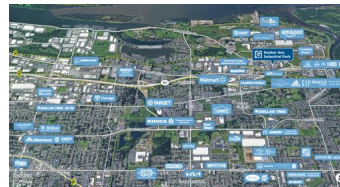
Serious inquiries only. Courtesy to brokers.

## AMENITIES

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

## RENTAL TERMS

Rent	\$1,389.00
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

**\$13.65** /yr  
RENT / SF

**\$4,381.53**  
RENT

**503-406-2722**  
[www.DunbarAvenue.com](http://www.DunbarAvenue.com)



## PROPERTY ADDRESS

798 NW Dunbar Avenue - Suite 120  
Troutdale, OR 97060

COMMERCIAL TYPE: **Industrial**

LEASE TYPE: **NNN** AVAILABLE: **9/19/25**

## DESCRIPTION

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

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.

Power Details: 120v, 1-Phase power

## Lease Highlights

- Base Rent: \$12.25/SF/year or \$4,018.00/month
- NNN Charges: \$3.15/SF/year or \$1,033.20/month
- All-In Rent: \$5,051.20 /month
- Annual Increase: 5% Increase in Base Rent

## Move-In Special Details

- Sign a lease for at least 24 Months
- Get FREE base rent for months 4 and 8 (save \$8,036.00 in year one)
- Effective All-In Rent for Year 1 is \$4,381.53/month after we apply the 2 months FREE base rent
- This is a limited-time offer for new tenants only and may end at any time.
- Tenants will still pay the standard all-in rent of \$5,051.20/month in all months except 4 and 8, when base rent is waived. The savings in those two months reduce your total annual cost—resulting in an average or effective monthly rent of \$4,381.53 in Year 1.

Tenants will also pay for their own electricity and garbage.

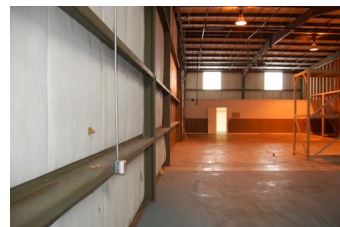
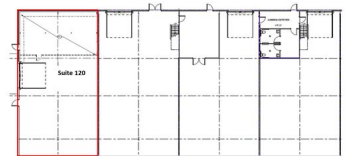
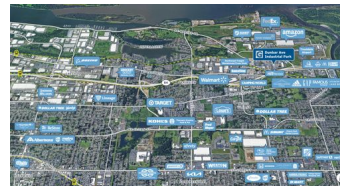
Serious inquiries only. Courtesy to brokers.

## AMENITIES

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

## RENTAL TERMS

Rent	\$4,381.53
Security Deposit	\$5,500.00
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

**\$11.40 /yr**  
RENT / SF

**\$8,214.23**  
RENT

**503-406-2722**  
[www.DunbarAvenue.com](http://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>

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.

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. The suite features ample power, ample lighting, and gas heat.

Power Details: 120v, 1-Phase power

## Lease Highlights

- Base Rent: \$9.50/SF/year or \$7,051.38/month
- NNN Charges: \$3.15/SF/year or \$2,338.09/month
- All-In Rent: \$9,389.46/month
- Annual Increase: 5% Increase in Base Rent

## Move-In Special Details

- Sign a lease for at least 24 Months
- Get FREE base rent for months 4 and 8 (save \$14,102.76 in year one)
- Effective All-In Rent for Year 1 is \$8,214.23/month after we apply the 2 months FREE base rent
- This is a limited-time offer for new tenants only and may end at any time.
- Tenants will still pay the standard all-in rent of \$9,389.46/month in all months except 4 and 8, when base rent is waived. The savings in those two months reduce your total annual cost—resulting in an average or effective monthly rent of \$8,214.23 in Year 1.

Tenants will also pay for their own electricity, gas, and garbage.

HVAC Maintenance: HVAC maintenance and repair will be the responsibility of the owner.

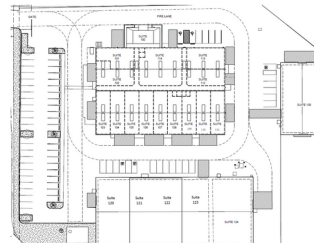
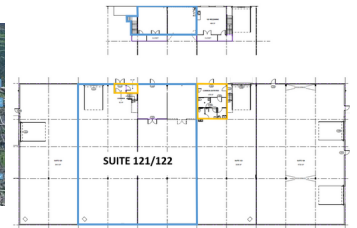
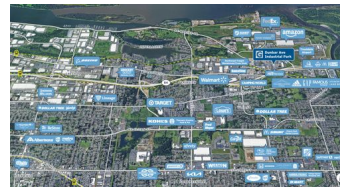
Serious inquiries only. Courtesy to brokers.

## AMENITIES

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

## RENTAL TERMS

Rent	\$8,214.23
Security Deposit	\$15,000.00
Application Fee	\$0.00



View this listing online:





## Dunbar Avenue Industrial Park

798 NW DUNBAR AVENUE  
TROUTDALE, OR 97060



Is your client ready to join the  
**Workspace Nation™**?

**Let's talk today.**

LeasingTeam@GridPropertyManagement.com  
503-406-2722

Individual suite information is available at  
DunbarAvenue.com

WAREHOUSE SPACE IDEAL FOR LIGHT  
MANUFACTURING AND PRODUCTION

The **Workspace Nation™** portfolio is managed exclusively by Grid, a property management firm specializing in commercial and industrial properties.

