



For Lease

Dunbar Avenue Industrial Park

798 NW Dunbar Avenue Troutdale, OR 97060

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

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Kiely@GridPropertyManagement.com

503-406-2722

DunbarAvenue.com



GRID
PROPERTY
MANAGEMENT, LLC

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503-381-5885
The Best Of Property

DUNBAR AVENUE INDUSTRIAL PARK

MANUFACTURING • FLEXIBLE • WORKSPACE
TROUTDALE, OREGON

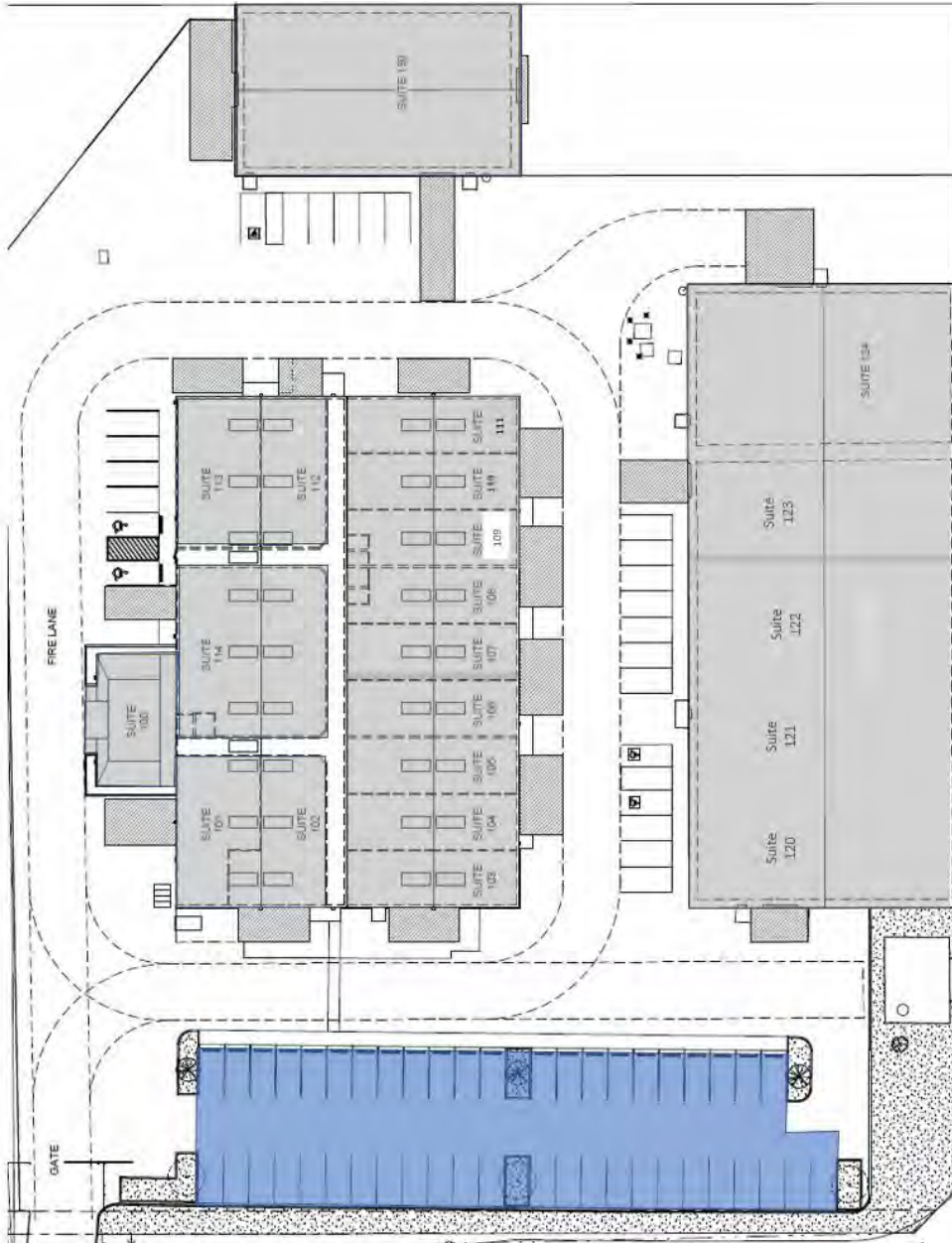
LEAD A SIGHT VISUAL TOUR

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- Suite 109 - Available 04/18/2024
- Suite 103/ 106- Available 08/16/2024
- Suite 112 - **LEASED!**
- 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 109

AMENITIES

- 1,244 RSF
- Security Fencing with Gated Entry
- High Ceiling Clearance Warehouse
- Drive-In Roll-Up Door



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Suite 109 - Pricing



- The first-year base rent rate is \$13.38 per year per square foot (\$1,387.06 per month) plus \$3.00 per year per square foot pro-rata allocation of triple net (NNN) costs (\$311.00 per month), resulting in all-in lease costs of \$1,698.06 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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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.

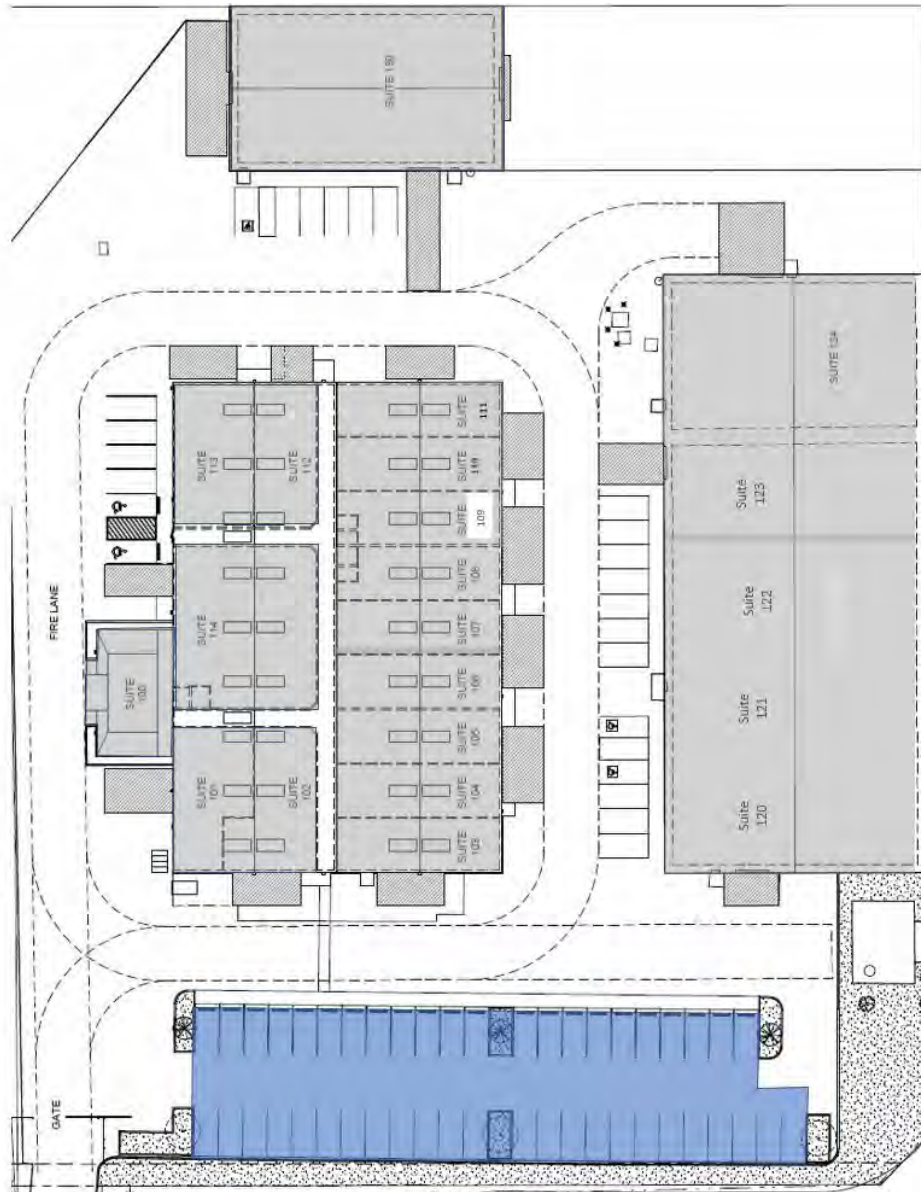
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Parking Diagrams

- **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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