

Month 3 Base Rent Free!



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



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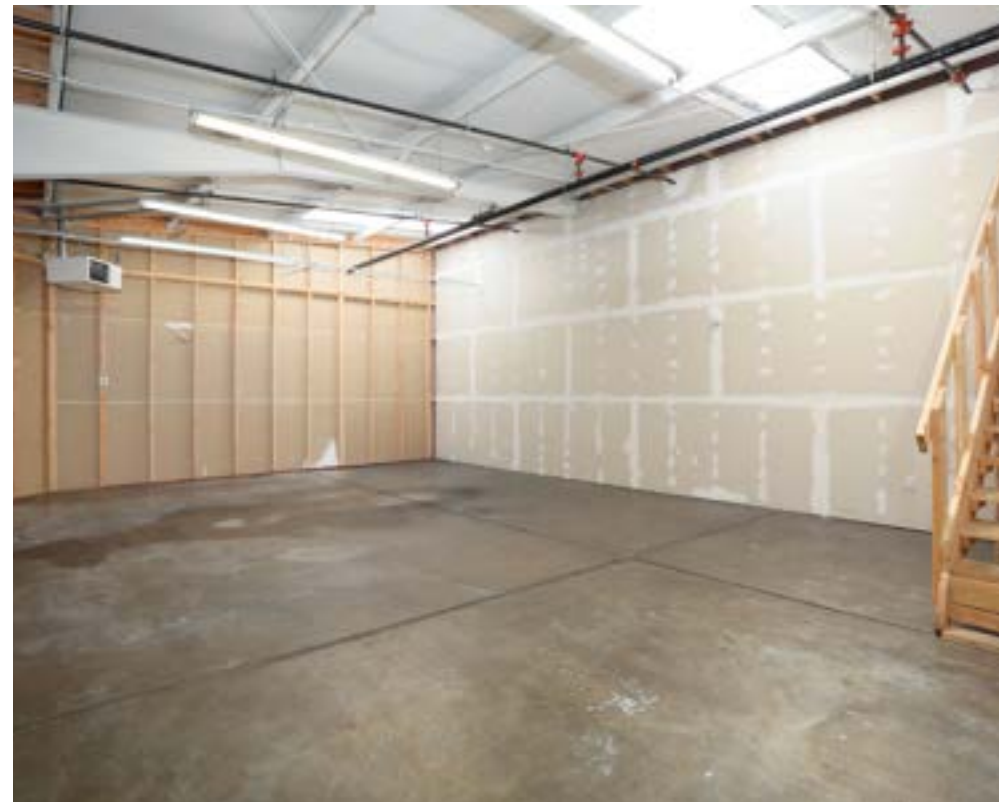
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Suite 112

AMENITIES

- 1,343 RSF
- Security Fencing
- Gated Entry
- Drive-In Roll-Up Door



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Suite 112 - Pricing



- The first-year base rent rate is \$12.00 per year per square foot (\$1,343.00 per month) plus \$3.00 per year per square foot pro-rata allocation of triple net (NNN) costs (\$335.75 per month), resulting in all-in lease costs of \$1,678.75 per month for year 1 with 5% annual increases in base rent.
- Limited Time Concession Offer: The base rent for month three of the lease will be free, but the tenant must still pay the operating expenses due for that month. This is a one-time discount of \$1,343.00.
- Tenants will also pay for their own electricity and garbage.

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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.
- Limited Time Concession Offer: The base rent for month three of the lease will be free, but the tenant must still pay the operating expenses due for that month. This is a one-time discount of \$1,387.06.
- 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.
- Limited Time Concession Offer: The base rent for month three of the lease will be free, but the tenant must still pay the operating expenses due for that month. This is a one-time discount of \$5,776.71.
- Tenants will also pay for their own electricity, gas, and garbage.

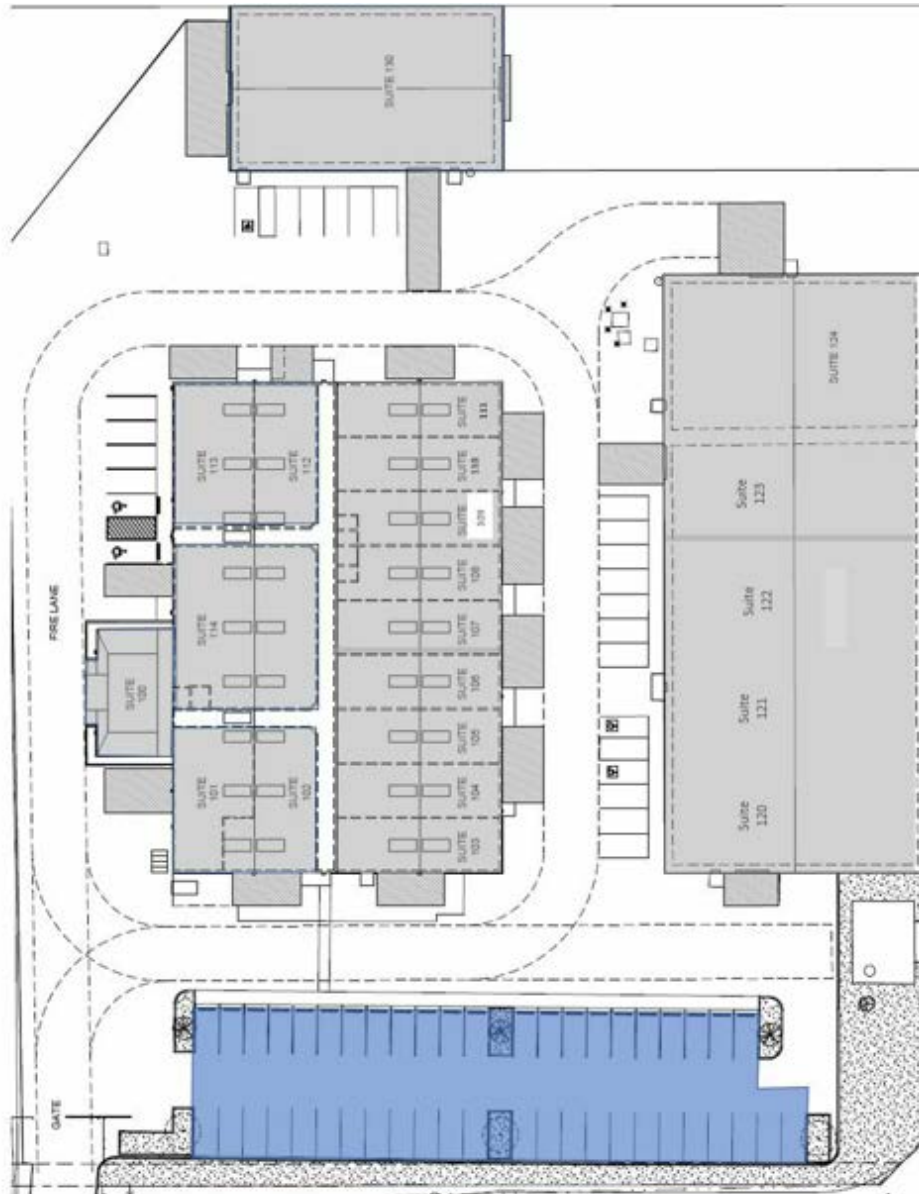
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Parking Diagrams

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



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Contact Us!

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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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