



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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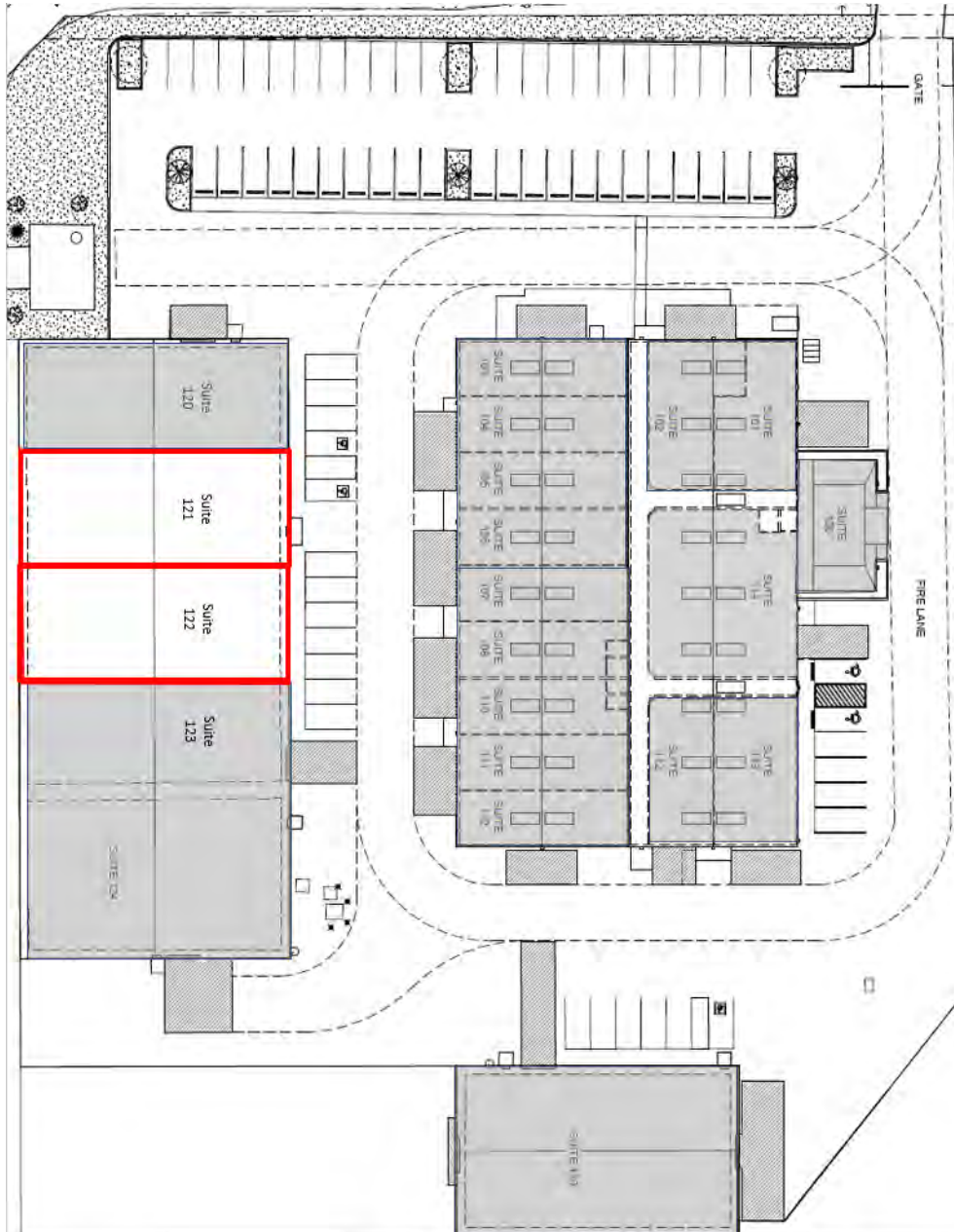


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## Available Suites

- Suite 101 - 1,514 RSF **LEASED**
- Suite 102 - 1,609 RSF **LEASED**
- Suite 107 - 1,354 RSF **LEASED**
- Suite 112 - 1,219 RSF **LEASED**
- Suite 113 - 1,574 RSF **LEASED**
- Suite 114 - 3,431 RSF **LEASED**
- Suite 120 - 3,800 RSF **LEASED**
- Suite 121 - 4,454 RSF Available 8/1/2021
- Suite 122 - 4,454 RSF Available 8/1/2021
- Suite 123 - 3,936 RSF **LEASED**

## PROPERTY FEATURES

- Industrial warehouse suites ranging in size from 1,215 RSF to 4,454 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 121



### AMENITIES

- 4,454 RSF
- 22ft ceiling clearance
- 14ft Drive-In Roll Up door
- Fully fire-sprinkled interior; Gas Heat
- Power: Pending



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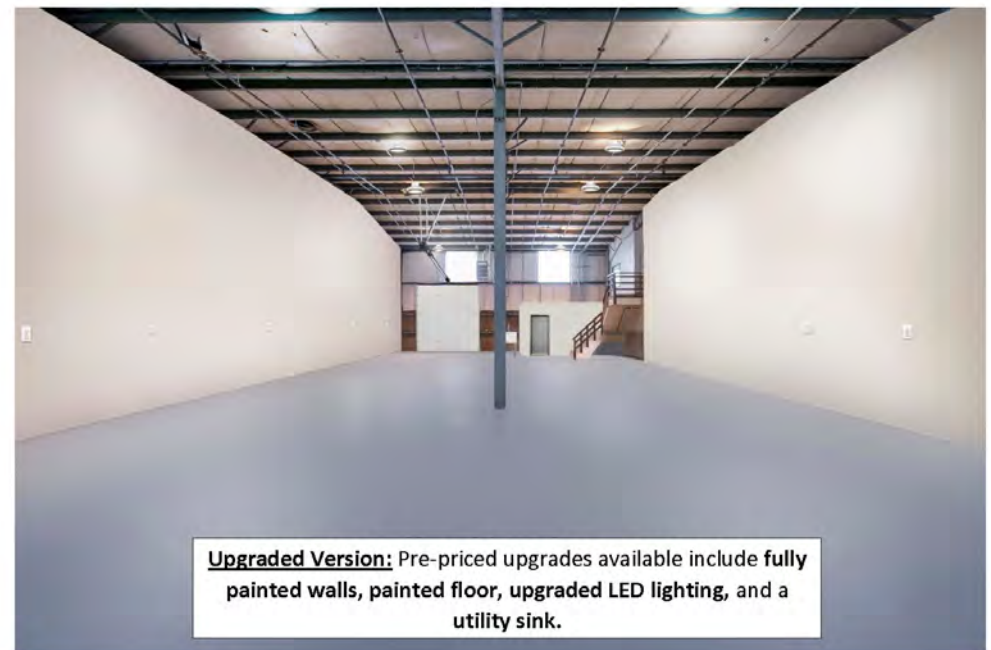
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## Suite 121 - Pricing

- First-year base rent rate is \$11.00 per year per square foot (\$4,082.83 per month) plus \$1.75 per year per square foot pro-rata allocation of triple net (NNN) costs (\$649.54 per month), resulting in all-in lease costs of \$4.732.37 per month for year 1 with 3% annual increases on base rent.
- Tenant pays for electric, gas, and garbage
- Tenant funded upgrades are possible



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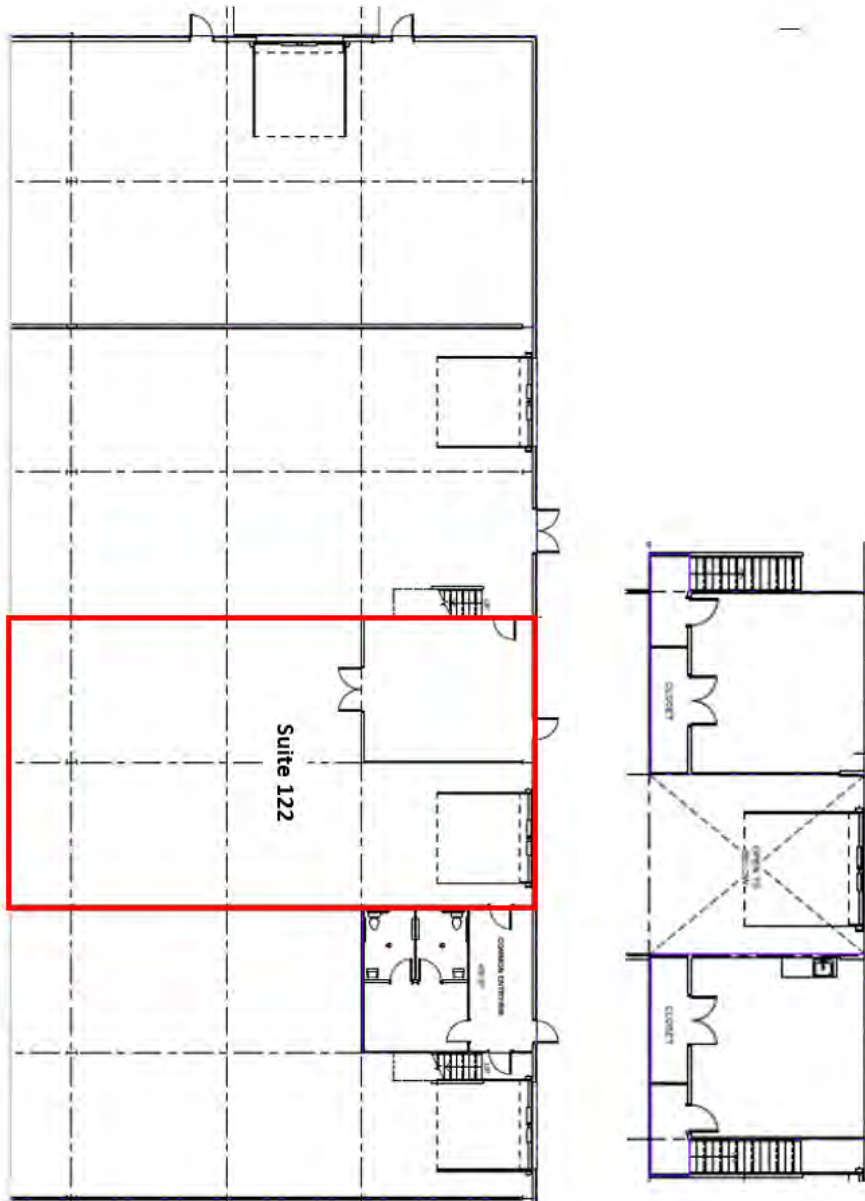
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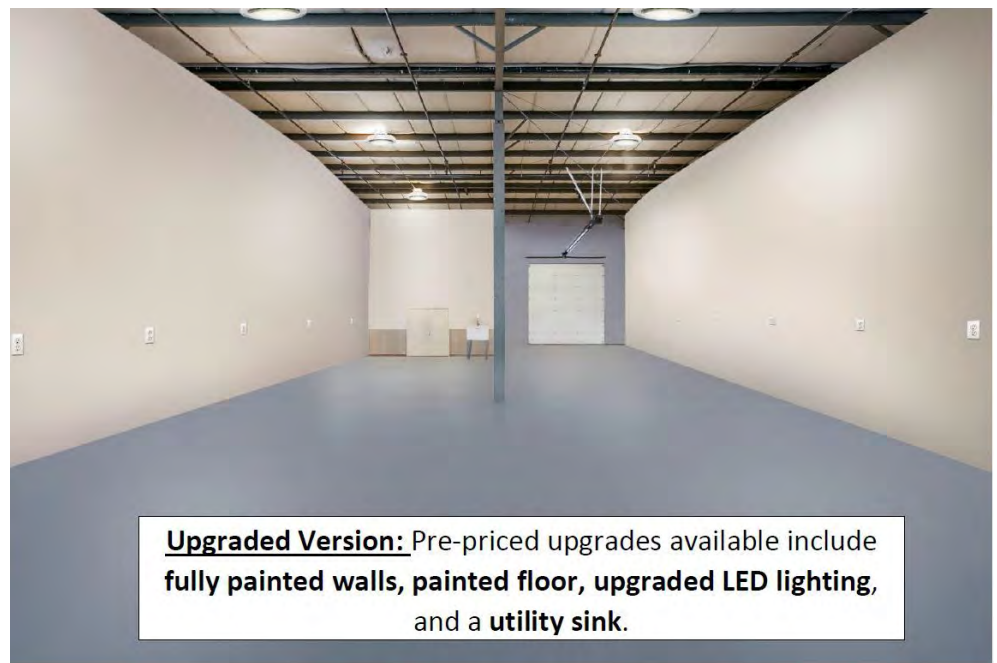
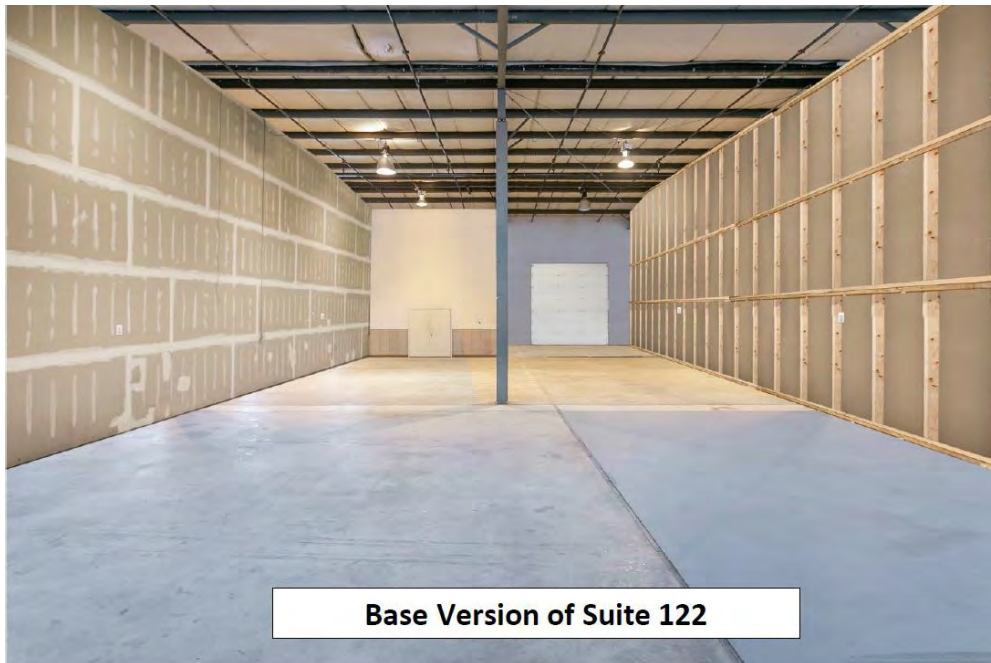
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- Tenant pays for electricity and garbage
- Tenant funded upgrades are available
- One-year minimum lease. Extensions beyond one year available.





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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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