GRID PROPERTY MANAGEMENT, LLC

COURTESY TO BROKERS

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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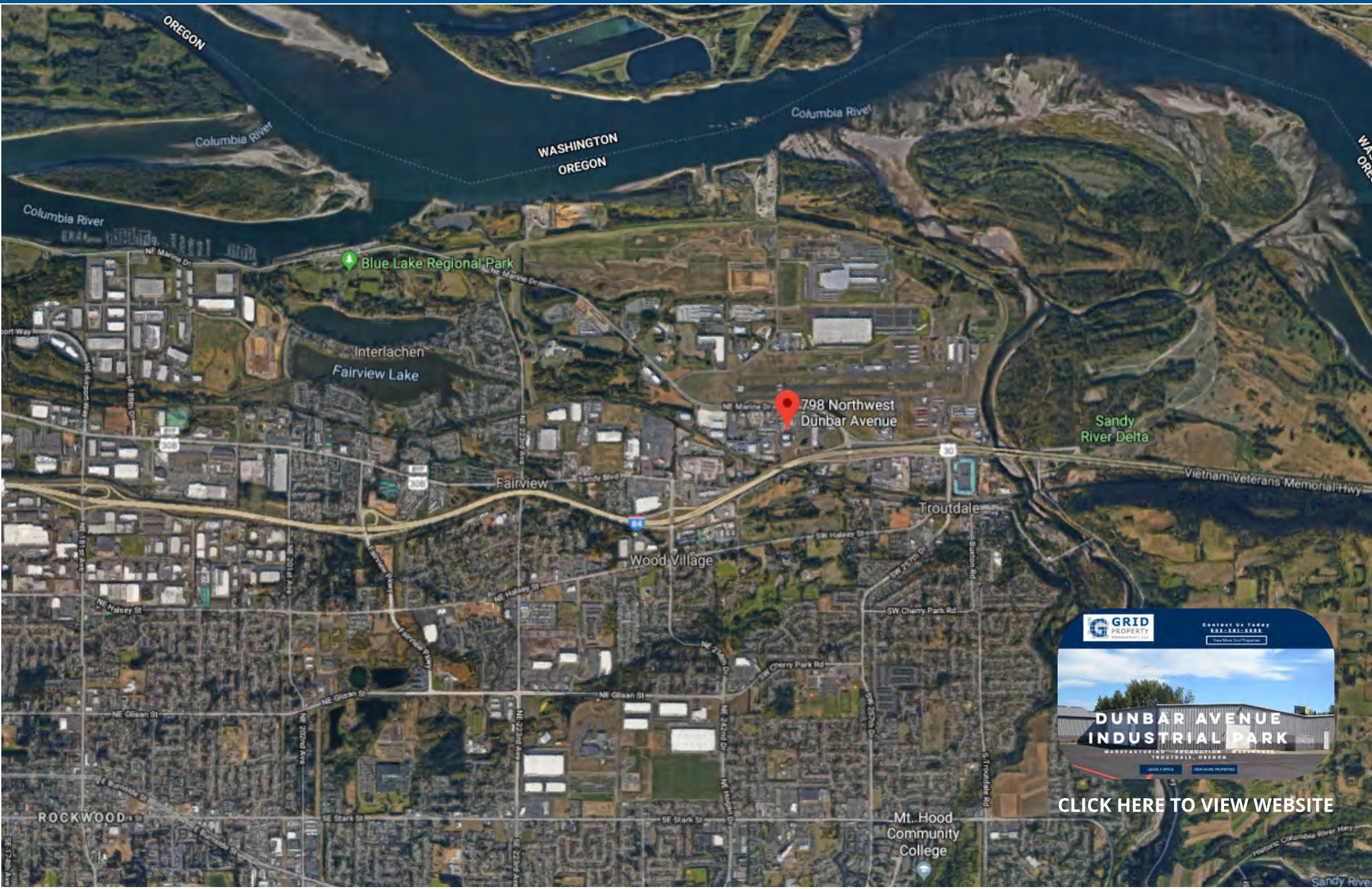
Kiely@GridPropertyManagement.com
503-406-2722
DunbarAvenue.com



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Available Suites

- Suite 102 - 1,609 RSF — Available 4/1/2021
- Suite 107 - 1.354 RSF — Available Now
- Suite 112 - 1,219 RSF — **LEASED**
- Suite 113 - 1,574 RSF — **LEASED**
- Suite 114 - 3,389 RSF — Available 04/01/21
- Suite 120 - 3,800 RSF — Available Now
- Suite 121 - 4,300 RSF — Available 4/1/2021
- Suite 122 - 3, 800 RSF — Available 4/1/2021
- Suite 123 - 3,800 RSF — Available Now

PROPERTY FEATURES

- Industrial warehouse suites ranging in size from 1,215 sqft to 16,744 sqft
- 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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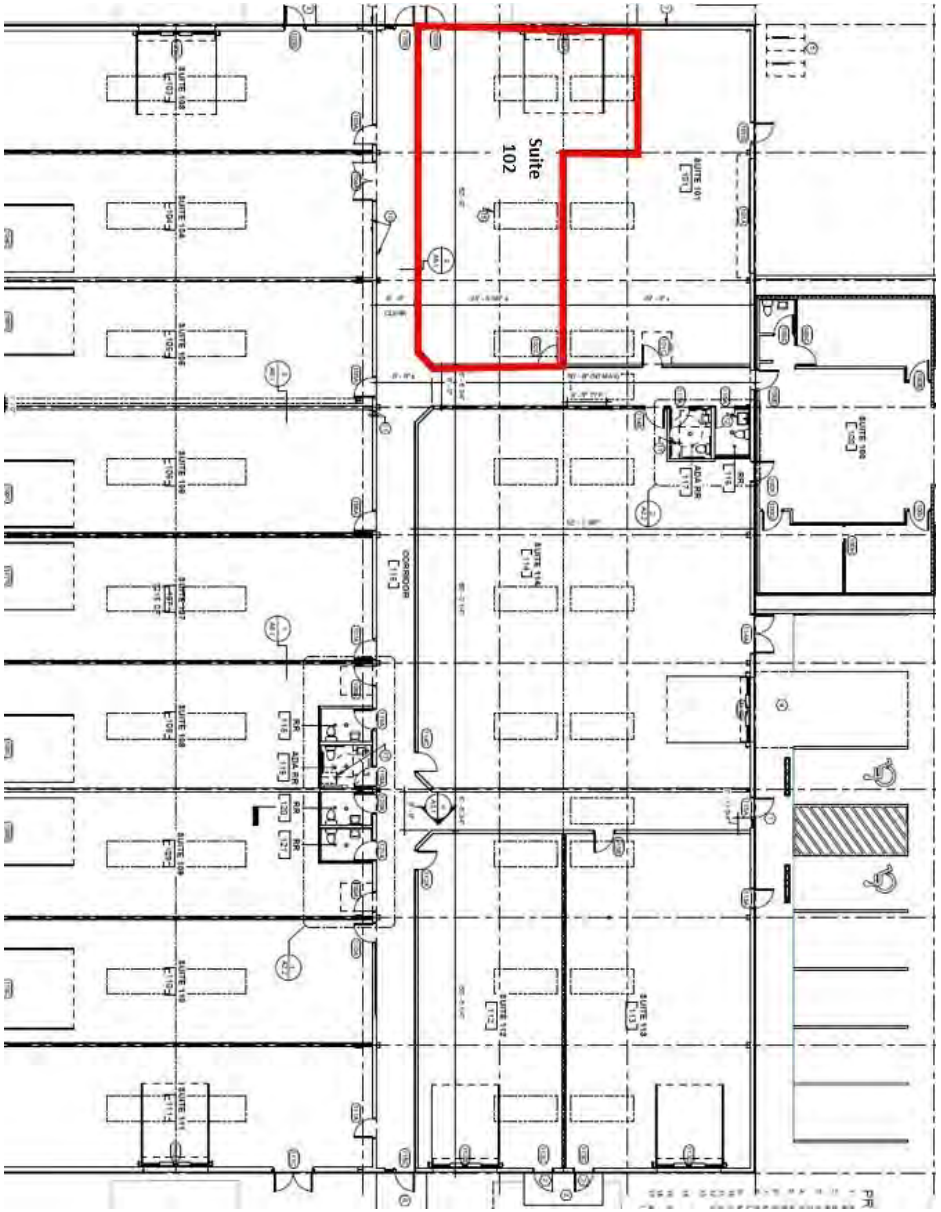

Suite 102

AMENITIES

- 1,609 RSF
- Roll-up door
- Electronic keypad gate
- Two standard entry doors
- Power: 208v 3-Phase power

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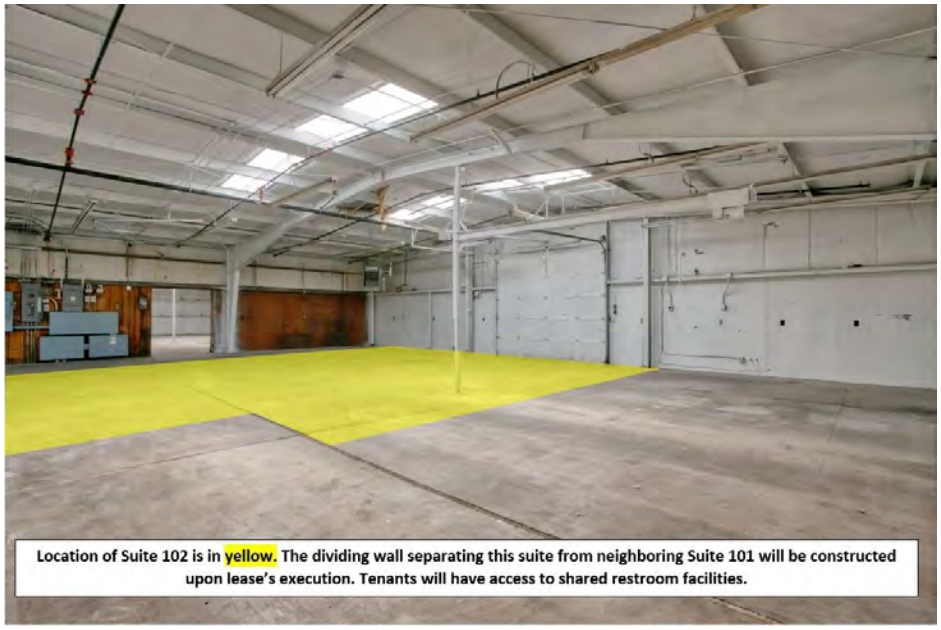
Suite 102 - Pricing

- First-year base rent rate is $11.00/yr/rsf ($1,474.92 per month) plus $1.75/yr/rsf pro-rata allocation of triple net (NNN) costs ($234.65 per month), resulting in all-in lease costs of $1,709.57 per month for year 1 with 3% annual increases on base rent.
- One-year minimum lease. Extensions beyond one year available.



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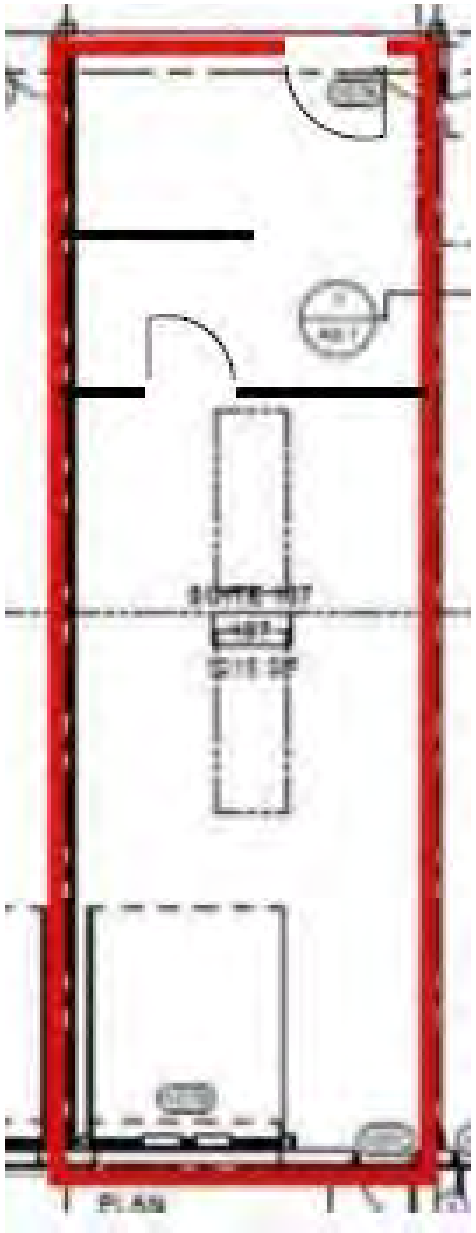

Suite 107

AMENITIES

- 1,354 RSF
- Fully fire-sprinkled interior; Gas Heat
- 13 ft high ceilings
- 1 Drive-In
- Power: 208v 3-Phase power
- Access to shared restroom facilities

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Suite 107 - Pricing

- First-year base rent rate is $11.00/yr/rsf ($1,247.17 per month) plus $1.75/yr/rsf pro-rata allocation of triple net (NNN) costs ($197.46 per month), resulting in all-in lease costs of $1,438.63 per month for year 1 with 3% annual increases on base rent.
- Tenant also pays for their own electricity, and garbage
- One-year minimum lease. Extensions beyond one year available.

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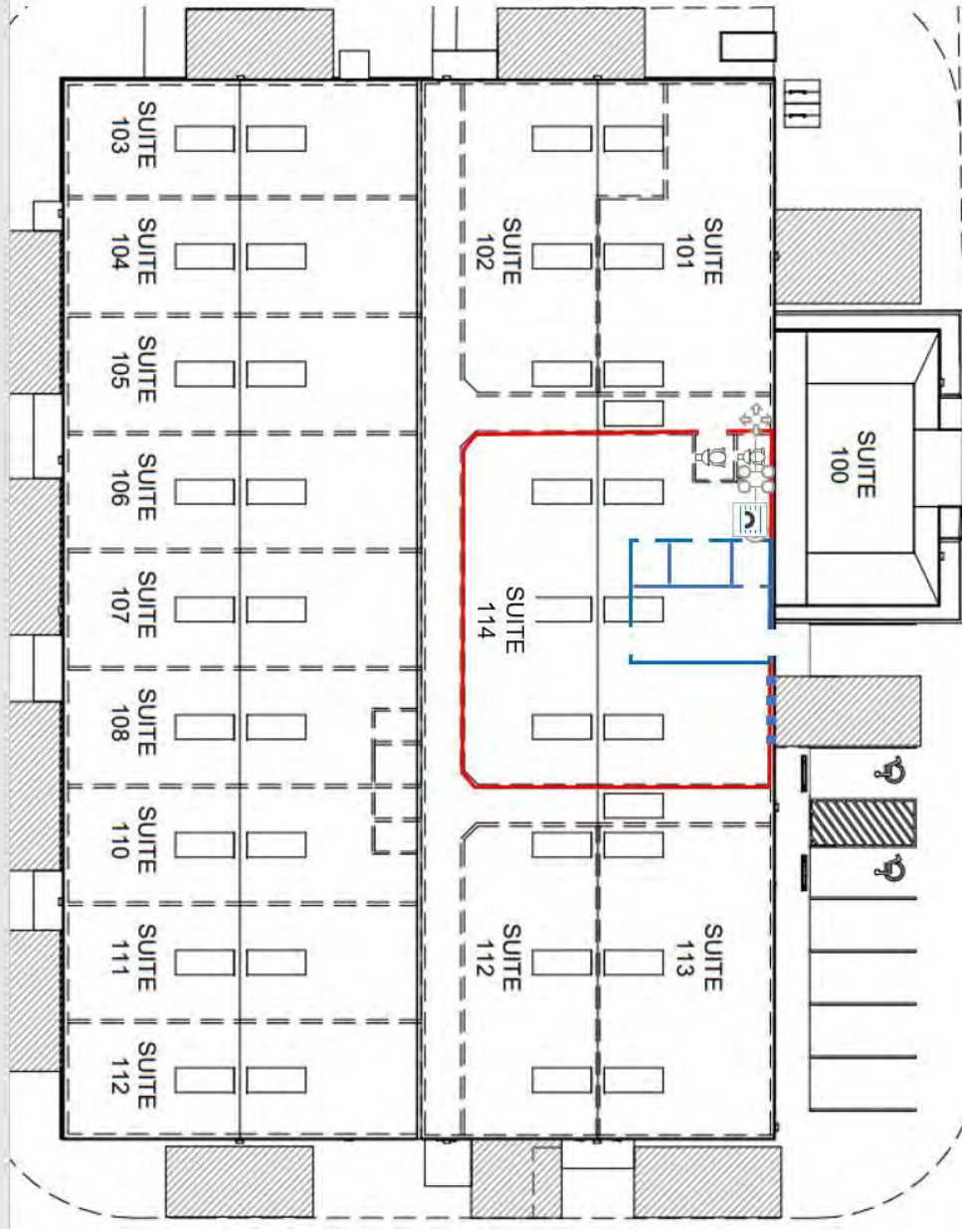

Suite 114

AMENITIES

- 3,389 RSF
- Fully fire-sprinkled interior; Gas Heat
- Power: 208v 3-Phase power
- Full Size Drive-In
- Roll-up door

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Suite 114 - Pricing

- First-year base rent rate is $11.00/yr/rsf ($3,106.58 per month) plus $1.75/yr/rsf pro-rata allocation of triple net (NNN) costs ($494.23 per month), resulting in all-in lease costs of $3,600.81 per month for year 1 with 3% annual increases on base rent.
- One-year minimum lease. Extensions beyond one year available

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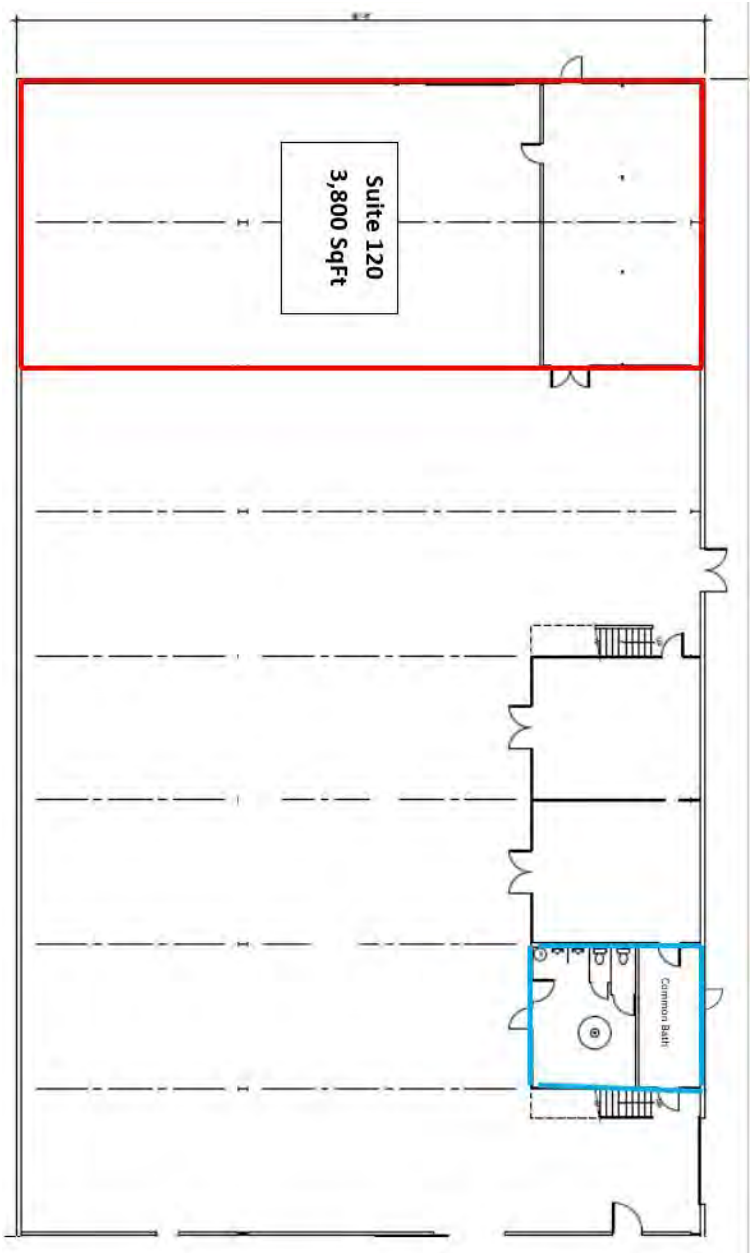

Suite 120

AMENITIES

- 3,800 RSF
- 22ft ceiling clearance
- 1 14ft Drive-In Roll Up door
- Fully fire-sprinkled interior; Gas Heat
- Power: 240v 3-Phase power

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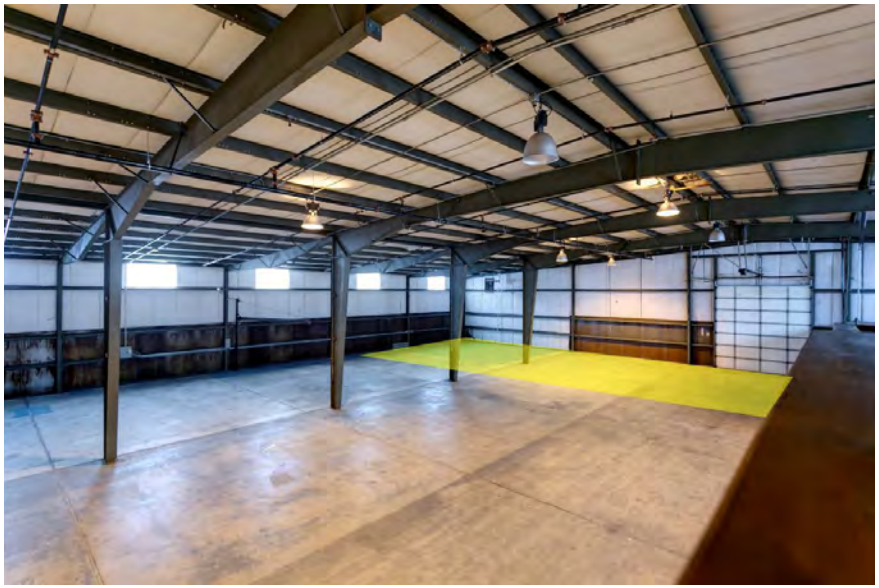
Suite 120 - Pricing

- First-year base rent rate is $11.00/yr/rsf ($3,483.33 per month) plus $1.75/yr/rsf pro-rata allocation of triple net (NNN) costs ($554.17 per month), resulting in all-in lease costs of $4,037.50 per month for year 1 with 3% annual increases on base rent.
- Tenant pays for electricity, and garbage
- One-year minimum lease. Extensions beyond two years available.



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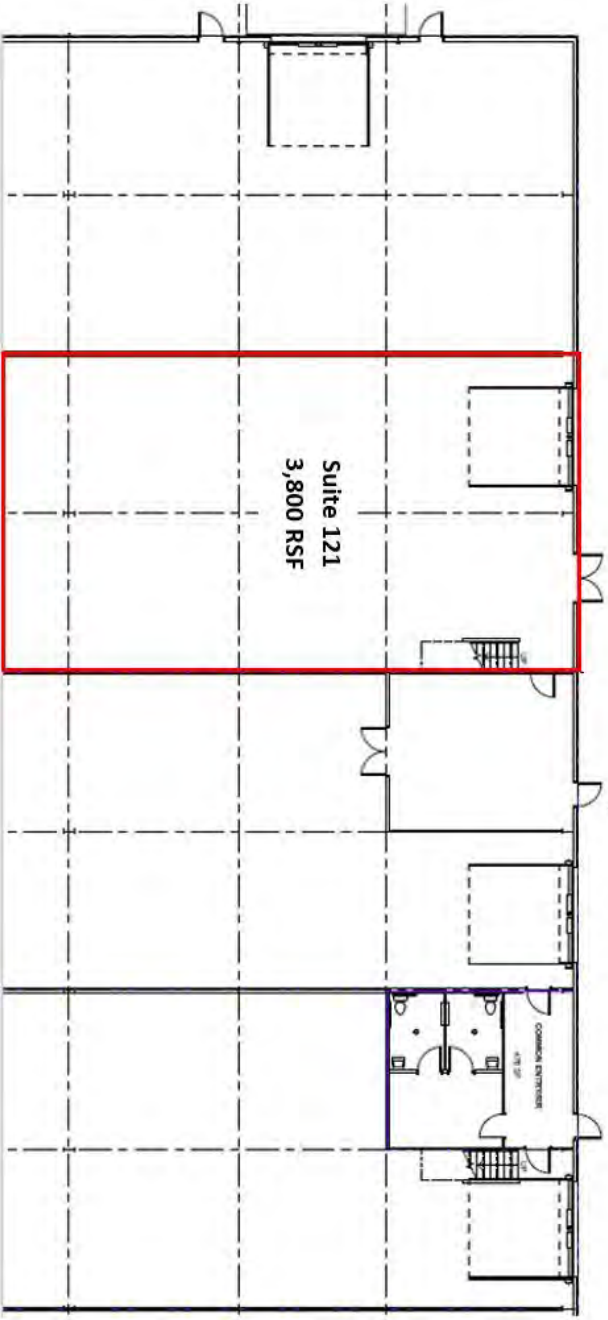

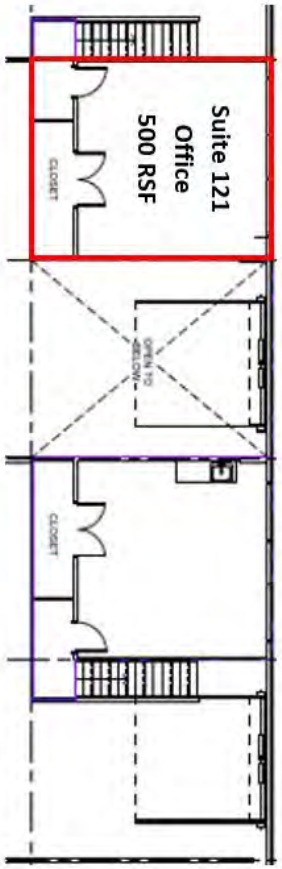

Suite 121

AMENITIES

- 4,300 RSF
- 22ft ceiling clearance
- 14ft Drive-In Roll Up door
- Fully fire-sprinkled interior; Gas Heat
- Power: 240v 3-Phase power

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Suite 121 - Pricing

- First-year base rent rate is $11.00/yr/rsf
  - ($3,941.67 per month) plus $1.75/yr/rsf pro-rata allocation of triple net (NNN) costs ($627.08 per month), resulting in all-in lease costs of $4,568.75 per month for year 1 with 3% annual increases on base rent.
- Tenant pays for electric, gas, and garbage
- One-year minimum lease.

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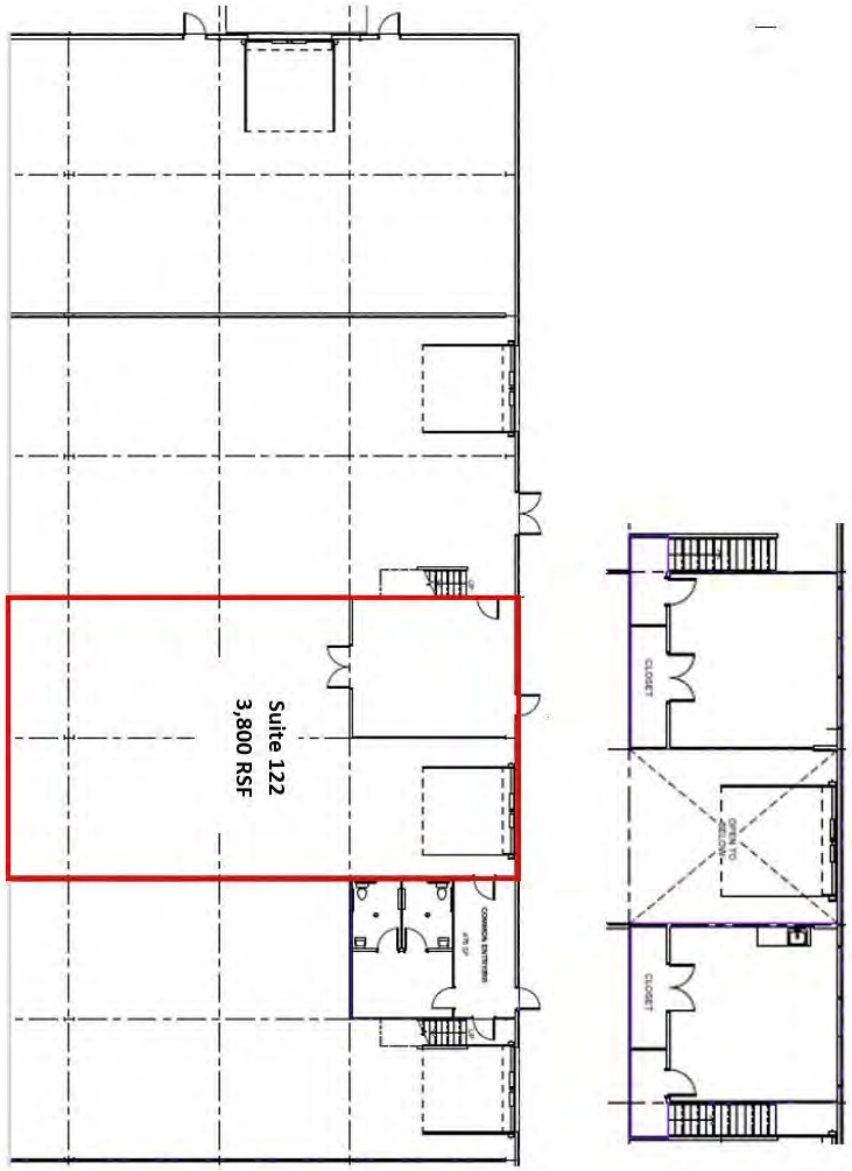

Suite 122

AMENITIES

- 3,800 RSF
- 22ft ceiling clearance
- 1 14ft Drive-In Roll Up door
- Fully fire-sprinkled interior; Gas Heat
- Power: 240v 3-Phase power

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Suite 122 - Pricing

- First-year base rent rate is $11.00/yr/rsf ($3,483.33 per month) plus $1.75/yr/rsf pro-rata allocation of triple net (NNN) costs ($554.17 per month), resulting in all-in lease costs of $4,037.50 per month for year 1 with 3% annual increases on base rent.
- Tenant pays for electric, gas, and garbage
- One-year minimum lease. Extensions beyond two years available.

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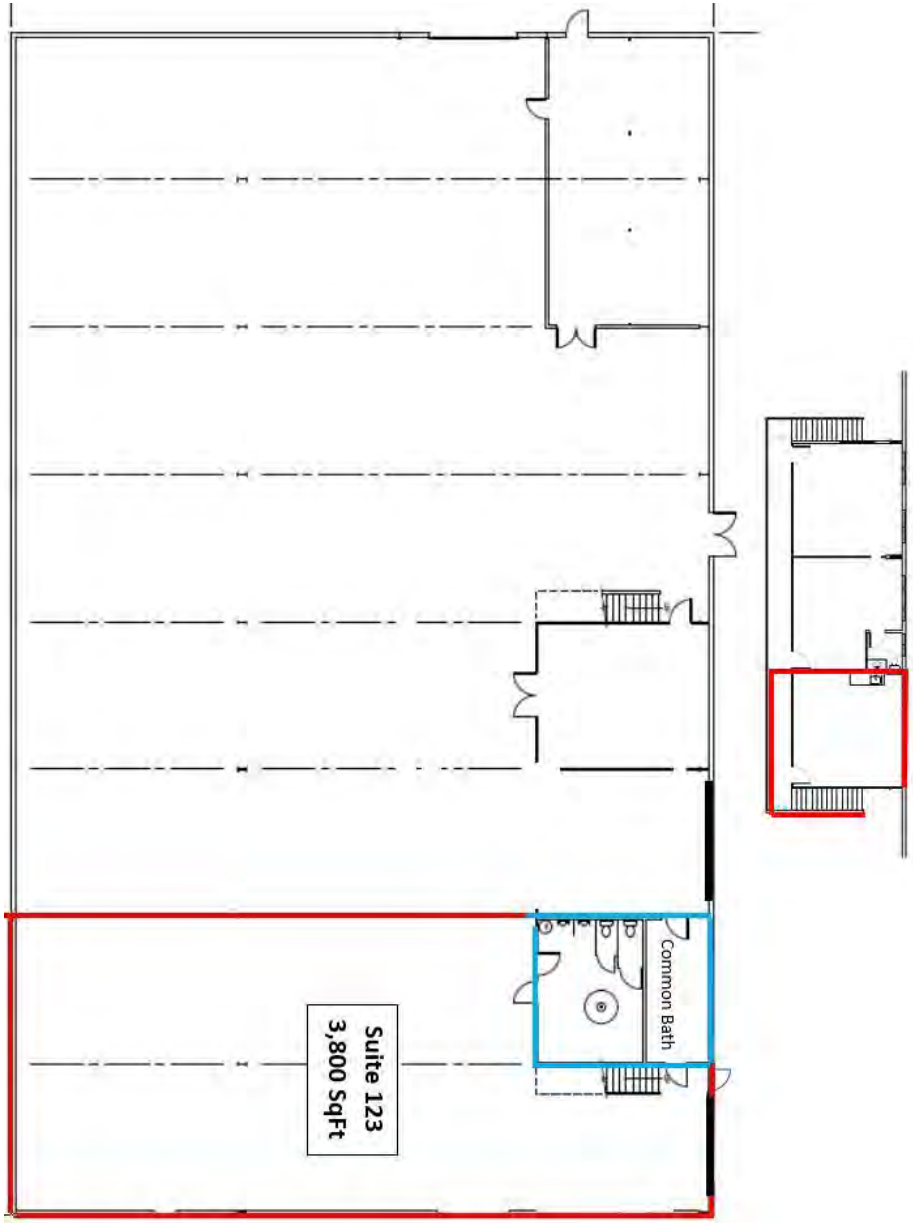

Suite 123

AMENITIES

- 3,800 RSF
- 22ft ceiling clearance
- 1 14ft Drive-In Roll Up door
- Fully fire-sprinkled interior; Gas Heat
- Power: 240v 3-Phase power w/ 1,000A of breaker capacity

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Suite 123 - Pricing

- First-year base rent rate is $11.00/yr/rsf ($3,483.33 per month) plus $1.75/yr/rsf pro-rata allocation of triple net (NNN) costs ($554.17 per month), resulting in all-in lease costs of $4,037.50 per month for year 1 with 3% annual increases on base rent.
- Tenant pays for electric, gas, and garbage
- One-year minimum lease. Extensions beyond two years 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, LLC

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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