



ATTENTION BROKERS  
**FOR LEASE**

## Springwater Industrial Park

11215, 11317, 11403 SE FOSTER RD.  
PORTLAND, OR 97402

An aerial photograph of an industrial park. The main image shows several large, single-story industrial buildings with grey roofs, surrounded by parking lots and some greenery. A road, Foster Rd, runs horizontally across the middle. To the left, there is a large parking lot filled with cars. In the top left corner, there is a wooded area with a label 'Beggars Tick Wildlife Refuge'. In the bottom right corner, there is a label 'Creek'. A semi-transparent white box with a blue border is overlaid on the right side of the image, containing text about available warehouse space. An inset image in the middle left shows a closer view of the industrial buildings and their parking areas.

**Warehouse Space Available!**  
**2,750 - 3,100 SqFt - 5 single  
story buildings**

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



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## PROPERTY OVERVIEW

- The Springwater Industrial Park consists of five buildings comprising approximately 57,776 sqft of rentable space.
- Each suite is located in a butler-style, insulated, pitched roof structure with high interior ceilings and wide spans.

**Located right off of I-205, the Springwater Industrial Park is ideal for businesses that need office, warehouse, storage, or light manufacturing/production space.**



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

# Industrial Space with Private Restroom for Lease - 2 Roll Up Doors - 3,043 RSF – SE Portland

**3,043**  
SQUARE FEET

**\$15.60 /yr**  
RENT / SF

**\$3,955.9**  
RENT

(503) 406-2775  
www.SpringWaterIndustrialPark.com



## PROPERTY ADDRESS

11317 SE Foster Road  
Suite A  
Portland, OR 97266

COMMERCIAL TYPE: **Industrial**  
LEASE TYPE: **NNN** AVAILABLE: 1/14/25

## DESCRIPTION

Industrial Space with Restroom – 3,043 RSF – SE Foster

View Full Property Website here:  
[www.SpringWaterIndustrialPark.com](http://www.SpringWaterIndustrialPark.com)

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

Located right off of I-205, the Springwater Industrial Park is ideal for businesses that need office, warehouse, storage, or light manufacturing/production space.

\*New marketing photos and marketing video will be added soon!\*

This site is in an industrial park with a handful of other tenants.

The site features a secure perimeter fence with an electronic keypad gate.

The suite is in a Butler-style metal-skinned insulated building with a pitched roof. The suite is 3,043 square feet and includes warehouse space, a downstairs restroom, double glass entry doors, and two roll-up doors. Ample parking is available in front of the suite.

The suite has high interior clearance, two roll-up doors, and standard man-door entrances.

The suite has ample power, ample lighting, and heat.

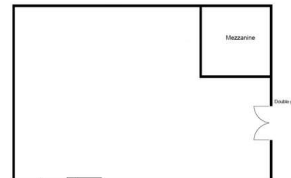
Power: Details Pending

## AMENITIES

- Private Office
- Private Restroom
- High Interior Clearance
- Drive-In Roll-Up Door
- Assigned Outdoor Parking

## RENTAL TERMS

Rent	\$3,955.90
Security Deposit	\$3,500.00
Application Fee	\$0.00



View this listing online:



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WAREHOUSE SPACE IDEAL FOR LIGHT  
MANUFACTURING AND PRODUCTION.

**Is your client the perfect fit?  
Let's talk today.**

LeasingTeam@GridPropertyManagement.com  
503-406-2775

Individual suite information is available at  
[SpringwaterIndustrialPark.com](http://SpringwaterIndustrialPark.com)



Grid Property Management is a property management firm that specializes in the management of commercial and industrial properties.