



FOR SUBLEASE

SIGNING BONUS FOR BROKERS!

**\$10,000 BROKER BONUS
FOR LEASES FULLY EXECUTED BY SEPTEMBER 30 2024**



PORTLAND PORTAL INDUSTRIAL CENTER PHASE I

Industrial Space: ±54,376 SF | \$0.65 psf + NNN

2912 NE 172nd Pl, Portland, OR 97230

This space is in move-in ready condition and provides the following:

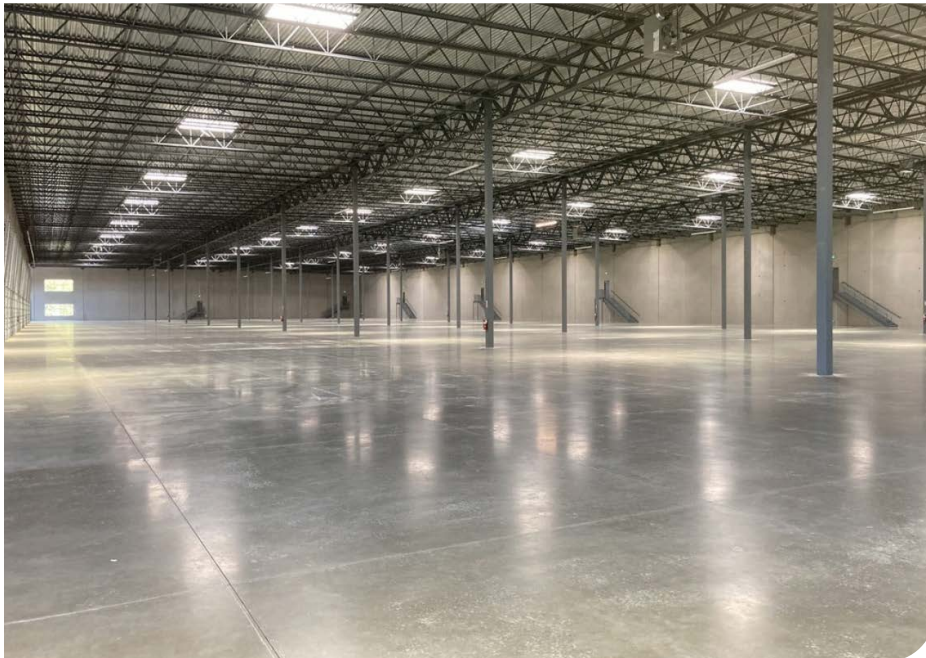
- ±1,070 SF Office
- Edge-of-Dock Loading Equipment
- ESFR Sprinklers & Metal Roof Deck
- Well Below Market Rates of \$.65/SF, Blended
- 30' Clear Height
- 10 Dock Doors & 1 Grade Door

SCOTT KAPPES, SIOR
Principal Broker | Licensed in OR & WA
503-517-9877 | scottk@capacitycommercial.com

KENNY HOUSER, SIOR
Principal Broker | Licensed in OR & WA
503-517-9875 | kenny@capacitycommercial.com

CHRIS KAPPES
Associate Broker | Licensed in OR & WA
503-517-7127 | chris@capacitycommercial.com

**FOR
SUBLEASE**



PROPERTY SUMMARY

PROPERTY DETAILS

Address	2912 NE 172nd Pl, Portland, OR 97230
Shell SF	±54,376 SF
Office SF	±1,070 SF
Sprinkler	ESFR
Dock High Doors	10
Grade Level Doors	1
Clear Height	30'
Construction	Concrete Tilt / 6" Reinforced Floor
Parking	35 Auto Parking Spaces
Zoning	GI - City of Gresham
Lease Term	Ends Mid 2032
Lease Rate	\$0.65 SF/month blended (NNN) \$0.20 SF/month NNN

Location Features

- Within the Portland Portal Industrial Center at NE 172nd Place and NE Sandy Boulevard
- Close proximity to I-84 (exit 13)
- Easy access via NE Sandy Boulevard
- City of Gresham with Portland address
- Gresham Enterprise Zone which includes: lower property taxes, lower corporate business tax, & expedited permitting

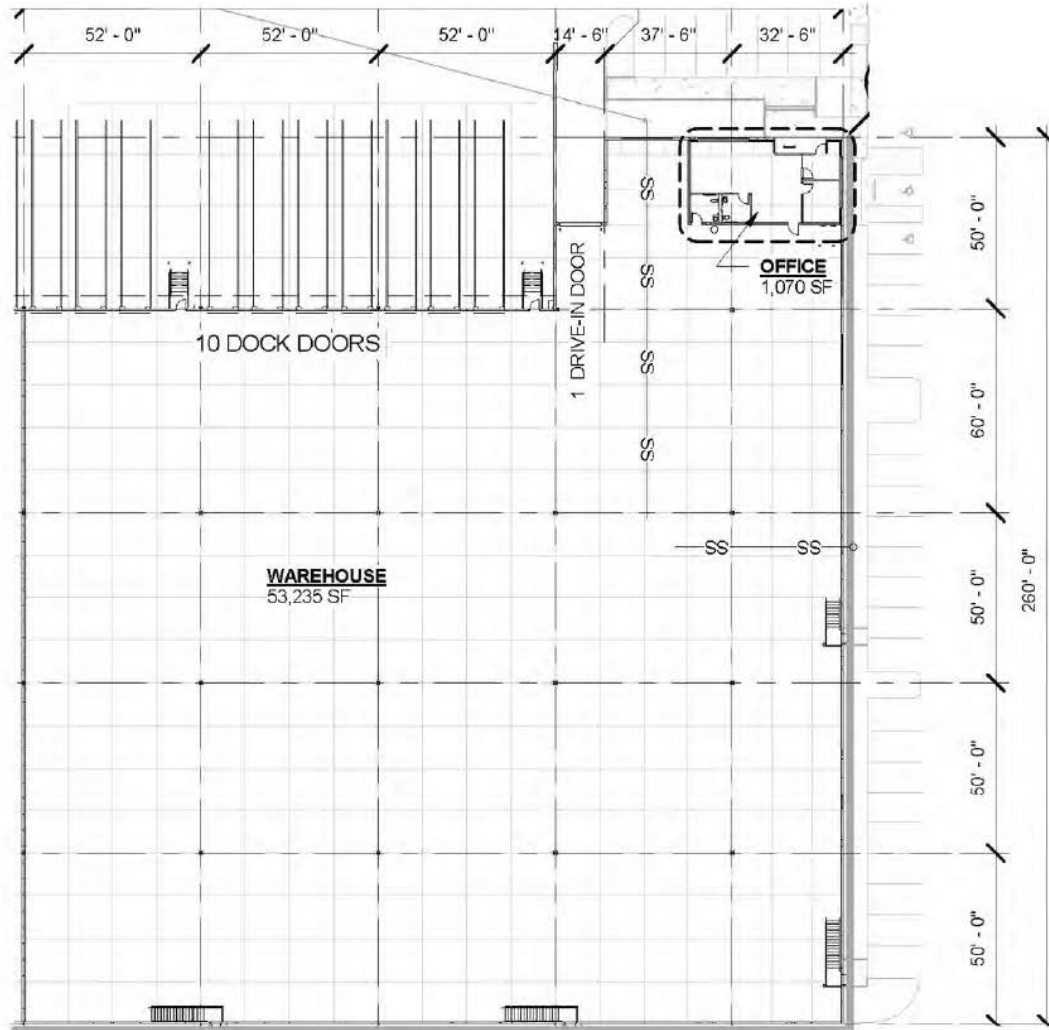
Nearby Highlights

- Albertsons Distribution Center
- American Honda
- Arnprior Aerospace
- Cascade Corporation
- Coast Aluminum
- Ernest Packaging
- Frozen Foods Express
- NW Handling
- Pacific Air Compressors
- Performance Foodservice
- Portland Specialty Baking
- Quality Harvest Foods
- SEKO LOGISTICS

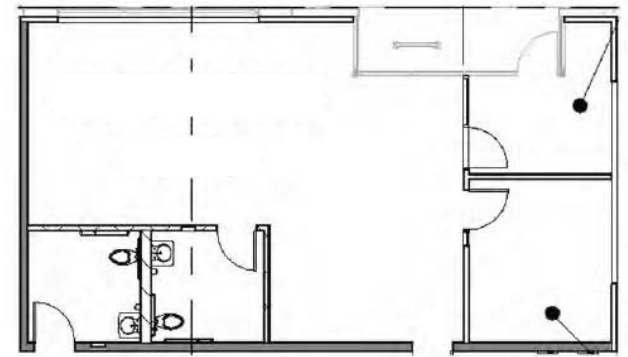


FLOOR PLAN

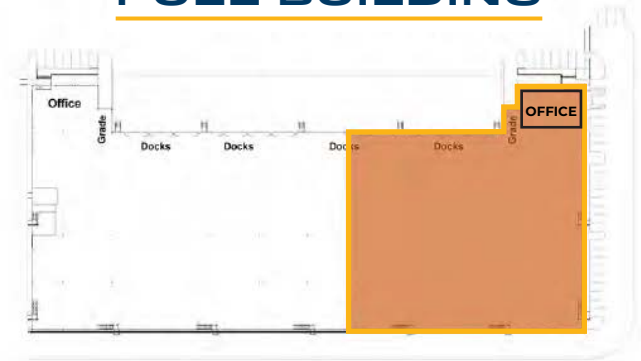
AVAILABLE SPACE



OFFICE

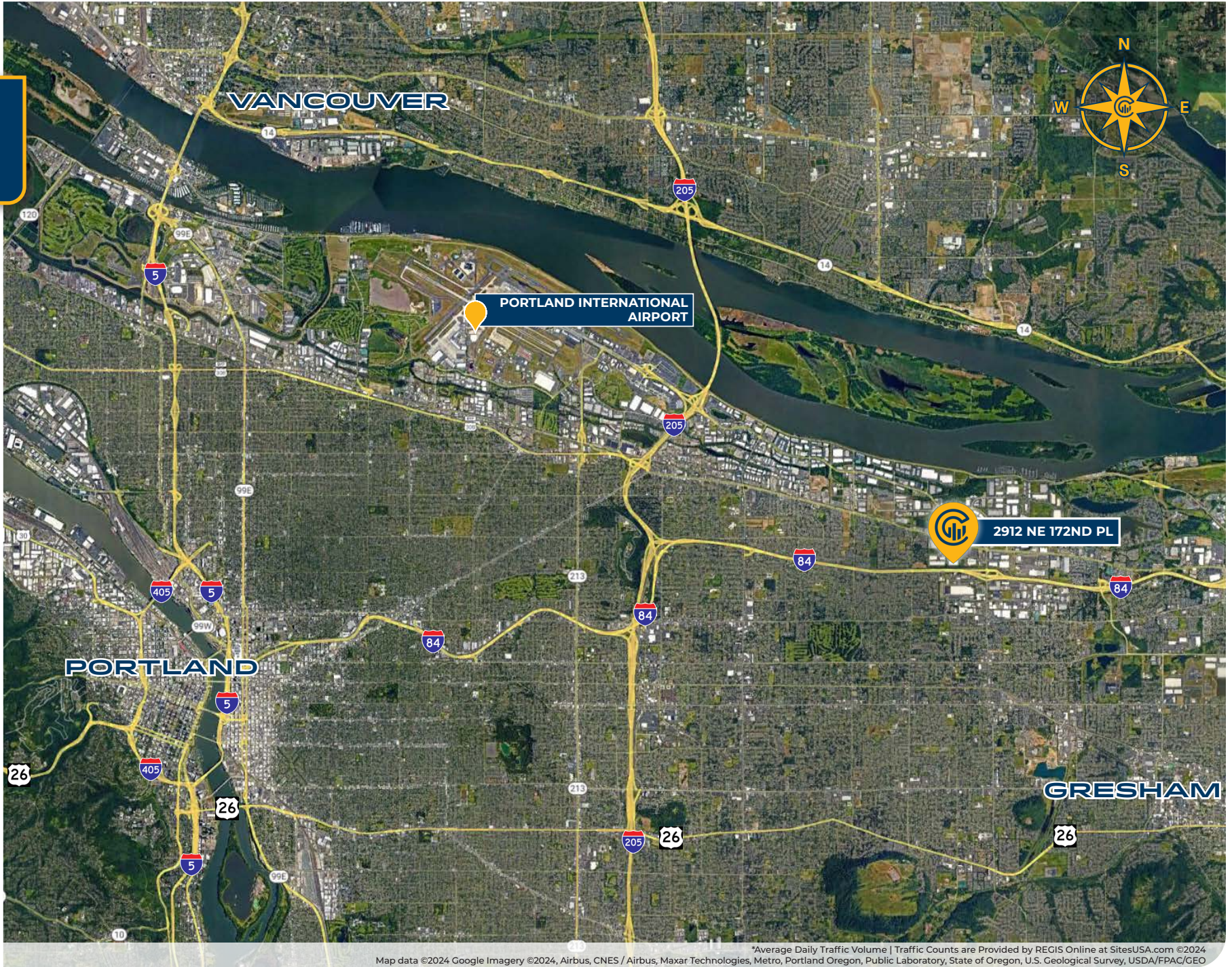


FULL BUILDING



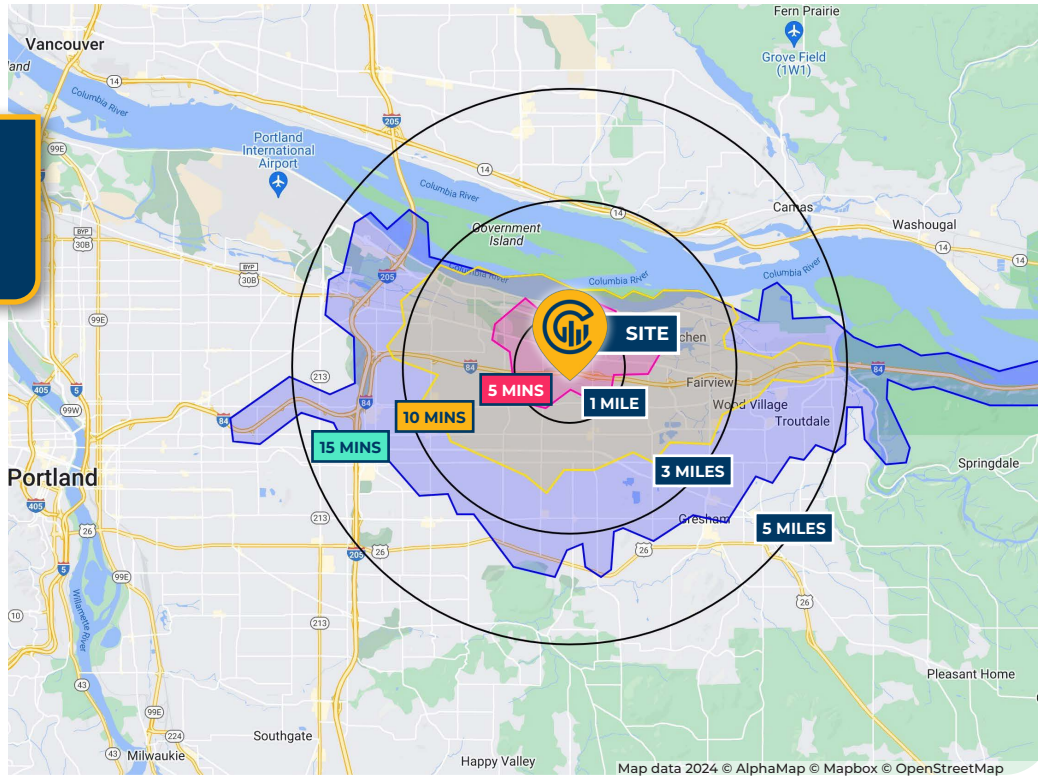


LOCAL AERIAL MAP





DRIVE TIMES & DEMOGRAPHICS



AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2023 Estimated Population	8,610	102,214	298,395
2028 Projected Population	8,070	95,929	285,361
2020 Census Population	8,947	104,896	302,848
2010 Census Population	8,915	98,029	282,803
Projected Annual Growth 2023 to 2028	-1.3%	-1.2%	-0.9%
Historical Annual Growth 2010 to 2023	-0.3%	0.3%	0.4%
Households & Income			
2023 Estimated Households	3,705	37,352	111,272
2023 Est. Average HH Income	\$102,371	\$98,361	\$108,069
2023 Est. Median HH Income	\$72,607	\$76,890	\$82,641
2023 Est. Per Capita Income	\$44,259	\$36,343	\$40,598
Businesses			
2023 Est. Total Businesses	498	4,157	13,492
2023 Est. Total Employees	6,823	37,353	117,120

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2023, TIGER Geography - RS1



SCOTT KAPPES, SIOR
Principal Broker | Licensed in OR & WA
503-517-9877 | scottk@capacitycommercial.com

KENNY HOUSER, SIOR
Principal Broker | Licensed in OR & WA
503-517-9875 | kenny@capacitycommercial.com

CHRIS KAPPES
Associate Broker | Licensed in OR & WA
503-517-7127 | chris@capacitycommercial.com

**PORTLAND PORTAL
INDUSTRIAL CENTER PHASE I**