



ATTENTION BROKERS
FOR LEASE

Dunbar Avenue Industrial Park

798 NW DUNBAR AVENUE
TROUTDALE, OR 97060



Warehouse Suites

Conveniently Located Near Airport
with Direct Access to I-84

DunbarAvenue.com

Dunbar Avenue Industrial Park

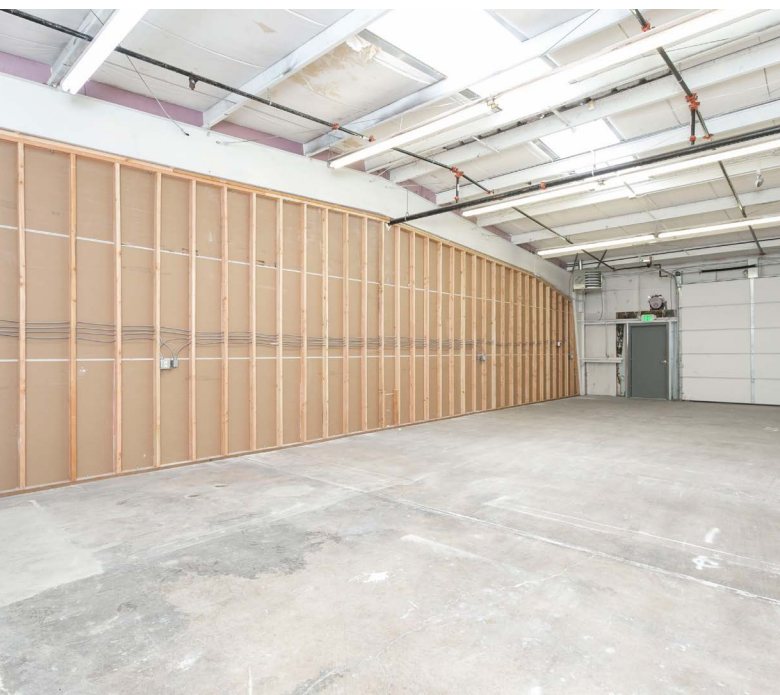
TROUTDALE, OR 97060

PROPERTY OVERVIEW

- Industrial warehouse suites ranging in size from 1,215 RSF to 8,907 RSF.
- Metal Butler - style, insulated, pitched-roof structures
- 11' - 13' ceilings with wide spans
- The property has been recently renovated.

SECURE SITE

The Dunbar Avenue Industrial Park is fully fenced with an automated gate entry. Night and weekend security monitoring is included.



8,907 RSF Industrial Warehouse Space + Office Build Out - Located near Troutdale Airport (Close to PDX)



8,907
SQUARE FEET

\$15.00 /yr
RENT / SF

\$11,133.75
RENT / SF

(503) -406-2722
www.DunbarAvenue.com

PROPERTY ADDRESS

798 NW Dunbar Avenue - Suite 121-122
Troutdale, OR 97060

COMMERCIAL TYPE: **Industrial**

LEASE TYPE: **NNN** AVAILABLE: **Now**

DESCRIPTION

View full marketing details at www.DunbarAvenue.com

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

Industrial Warehouse/Flex/Manufacturing Space Available -8,907 RSF – Troutdale, OR

Located near the Troutdale airport with direct access to I-84, the Dunbar Avenue Industrial Park is ideal for businesses that need warehouse, storage, or light manufacturing and production space.

Suite 121/122 is located in a Butler-style metal skinned insulated building with a pitched roof. The suite is 8,907 RSF total with 1,000 RSF of second floor office build-out.

Suite 121/122 features a 14 ft grade-level roll-up door and one standard entry door.

Tenant has access to a private restroom in the second-floor office build-out as well as access to a restroom shared by Suites 120, and 123.

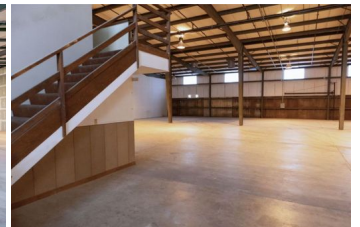
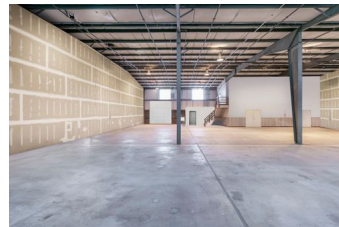
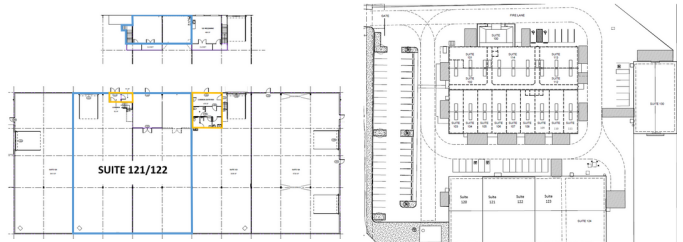
The first-year base rent rate is \$12.00 per year per square foot (\$8,907.00 per month) plus \$3.00 per year per square foot pro-rata allocation of triple net (NNN) costs (\$2,226.75 per month), resulting in all-in lease costs of \$11,133.75 per month for year 1 with 5% annual increases to base rent for each year thereafter.

AMENITIES

- Secure Gated Access
- High Ceilings
- 1 Drive-In Roll Up Door
- High Ceiling Clearance Warehouse
- Office Build-Out

RENTAL TERMS

| | |
|------------------|-------------|
| Rent | \$11,133.75 |
| Security Deposit | \$15,000.00 |
| Application Fee | \$0.00 |



View this listing online:



Suites 105-106 Warehouse with Secure Parking

2,755
SQUARE FEET

\$16.25 /yr
RENT / SF

\$3,730.73
RENT

(503) -406-2722
www.DunbarAvenue.com



PROPERTY ADDRESS

798 NW Dunbar Avenue - Suite 105-106
Troutdale, OR 97060

COMMERCIAL TYPE: **Industrial**

LEASE TYPE: **NNN** AVAILABLE: **Now**

DESCRIPTION

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

View full marketing details on the property website:
www.DunbarAvenue.com

Located near the Troutdale airport with direct access to I-84, the Dunbar Avenue Industrial Park is ideal for businesses that need warehouse, storage, or light manufacturing and production space.

The Dunbar Avenue Industrial Park recently underwent site-wide improvements including fresh exterior paint, updated exterior lighting, and a full parking lot repaving and restriping. The site features a secure perimeter fence with an electronic keypad gate.

Suites 105-106 is a combined suite located in Building A, a Butler-style metal-skinned insulated building with a pitched roof. This combined group of suites has 2,755 rentable square feet.

Suites 105-106 features two full-size drive-in roll-up doors and two standard entry doors.

The combined suite features ample power, ample lighting, and gas heat. The tenant will have access to a shared restroom.

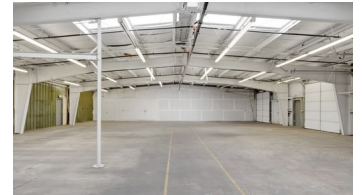
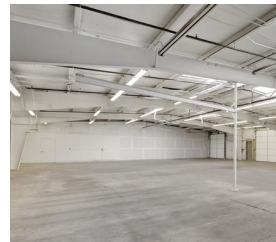
The first-year base rent rate is \$13.25 per year per square foot (\$3,041.98 per month) plus \$3.00 per year per square foot pro-rata allocation of triple net (NNN) costs (\$688.75 per month), resulting in all-in lease costs of \$3,730.73 per month for year 1 with 5% annual increases in base rent.

AMENITIES

- Security Fencing
- Assigned Outdoor Parking
- Gated Entry
- Easy Freeway Access
- Exterior Lighting
- 2 Drive-In Roll Up Doors
- Shared Restrooms
- High Ceiling Clearance

RENTAL TERMS

| | |
|------------------|------------|
| Rent | \$3,730.73 |
| Security Deposit | \$0.00 |
| Application Fee | \$0.00 |



View this listing online:



Suites 103-104 Warehouse with Secure Parking

2,646
SQUARE FEET

\$16.25 /yr
RENT / SF

\$3,583.13
RENT

(503) -406-2722
www.DunbarAvenue.com



PROPERTY ADDRESS

798 NW Dunbar Avenue - Suite 103-104
Troutdale, OR 97060

COMMERCIAL TYPE: **Industrial**

LEASE TYPE: **NNN** AVAILABLE: **Now**

DESCRIPTION

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

View full marketing details on the property website:
www.DunbarAvenue.com

Located near the Troutdale airport with direct access to I-84, the Dunbar Avenue Industrial Park is ideal for businesses that need warehouse, storage, or light manufacturing and production space.

The Dunbar Avenue Industrial Park recently underwent site-wide improvements including fresh exterior paint, updated exterior lighting, and a full parking lot repaving and restriping. The site features a secure perimeter fence with an electronic keypad gate.

Suites 103-104 is a combined suite located in Building A, a Butler-style metal-skinned insulated building with a pitched roof. This combined group of suites has 2,646 rentable square feet.

Suites 103-104 features two full-size drive-in roll-up doors and two standard entry doors.

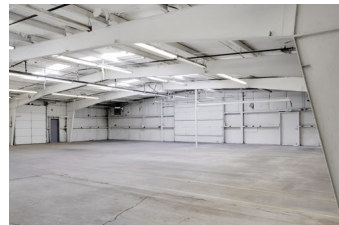
The first-year base rent rate is \$13.25 per year per square foot (\$2,921.63 per month) plus \$3.00 per year per square foot pro-rata allocation of triple net (NNN) costs (\$661.50 per month), resulting in all-in lease costs of \$3,583.13 per month for year 1 with 5% annual increases in base rent.

AMENITIES

- Security Fencing
- Assigned Outdoor Parking
- Gated Entry
- Easy Freeway Access
- Exterior Lighting
- 2 Drive-In Roll Up Doors
- High Ceiling Clearance
- Shared Restrooms

RENTAL TERMS

| | |
|------------------|------------|
| Rent | \$3,583.13 |
| Security Deposit | \$4,000.00 |
| Application Fee | \$0.00 |



View this listing online:



Suites 103-104-105-106 Warehouse with Secure Parking

5,403
SQUARE FEET

\$15.00 /yr
RENT / SF

\$6,753.75
RENT

(503) -406-2722
www.DunbarAvenue.com



PROPERTY ADDRESS

798 NW Dunbar Avenue - Suite 103 - 106
Troutdale, OR 97060

LEASE TYPE: **NNN** AVAILABLE: **Now**

DESCRIPTION

Available from Grid Property Management, LLC.

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

View full marketing details on the property website:
www.DunbarAvenue.com

Located near the Troutdale airport with direct access to I-84, the Dunbar Avenue Industrial Park is ideal for businesses that need warehouse, storage, or light manufacturing and production space.

Suites 103-104-105-106 is a set of four combined suites located in Building A, a Butler-style metal-skinned insulated building with a pitched roof. This combined group of suites has a 5,403 rentable square feet.

Suites 103-104-105-106 features four full-size drive-in roll-up doors and four standard entry doors.

The combined suite features ample power, ample lighting, and gas heat. The tenant will have access to a shared restroom.

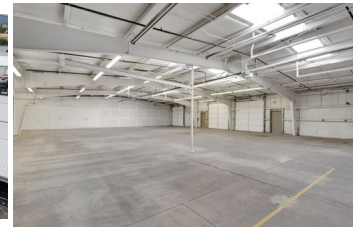
The first-year base rent rate is \$12.00 per year per square foot (\$5,403.00 per month) plus \$3.00 per year per square foot pro-rata allocation of triple net (NNN) costs (\$1,350.75 per month), resulting in all-in lease costs of \$6,753.75 per month for year 1 with 5% annual increases in base rent.

AMENITIES

- Security Fencing
- Gated Entry
- Easy Freeway Access
- Exterior Lighting

RENTAL TERMS

| | |
|------------------|------------|
| Rent | \$6,753.75 |
| Security Deposit | \$0.00 |
| Application Fee | \$0.00 |



View this listing online:



Dunbar Avenue Industrial Park

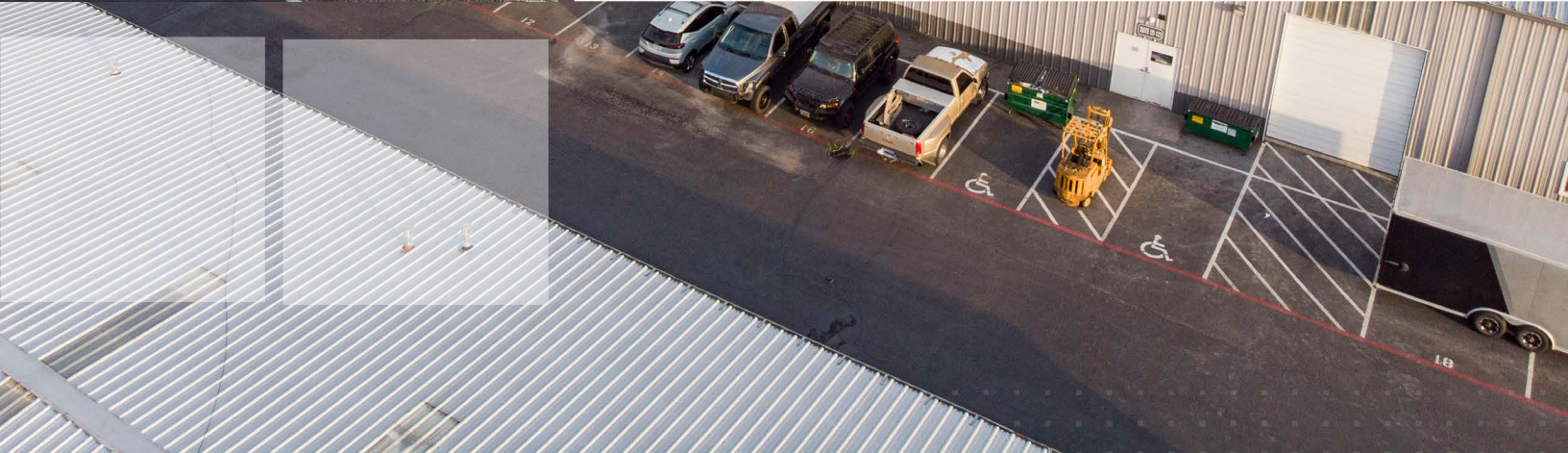
798 NW DUNBAR AVENUE
TROUTDALE, OR 97060

WAREHOUSE SPACE IDEAL FOR LIGHT
MANUFACTURING AND PRODUCTION.

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

LeasingTeam@GridPropertyManagement.com
503-406-2722

Individual suite information is available at
DunbarAvenue.com



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