



FOR SUBLEASE



**REDUCED RENTAL RATE &  
ABATED RENT AVAILABLE**

## PORTLAND PORTAL INDUSTRIAL CENTER PHASE I

### Industrial Space

± 54,376 SF | \$0.62 PSF Blended + NNN

2912 NE 172nd Pl, Portland, OR 97230

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

- ± 1,070 SF Office
- 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 | Licensed in OR & WA

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### KENNY HOUSER, SIOR

Principal | Licensed in OR & WA

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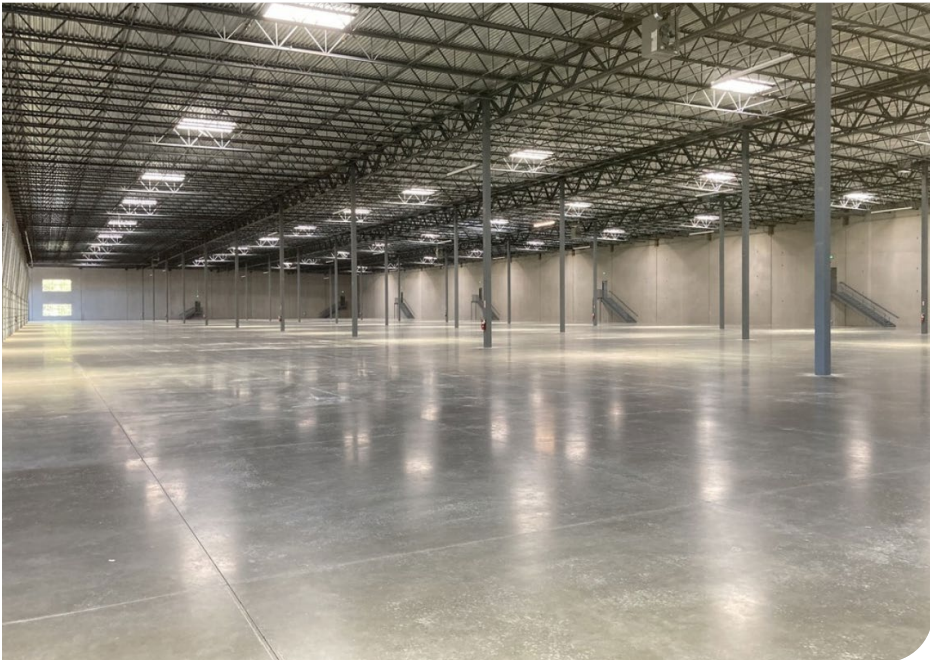
### CHRIS KAPPES

Vice President | Licensed in OR & WA

503-517-7127

chris@capacitycommercial.com

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### PROPERTY DETAILS

<b>Address</b>	2912 NE 172nd Pl, Portland, OR 97230
<b>Shell SF</b>	±54,376 SF
<b>Office SF</b>	±1,070 SF
<b>Sprinkler</b>	ESFR
<b>Dock High Doors</b>	10
<b>Grade Level Doors</b>	1
<b>Clear Height</b>	30'
<b>Construction</b>	Concrete Tilt / 6" Reinforced Floor
<b>Parking</b>	35 Auto Parking Spaces
<b>Zoning</b>	GI - City of Gresham
<b>Lease Term</b>	Ends 2028 or Mid 2032
<b>Lease Rate</b>	\$0.62 SF/month blended (NNN) \$0.22 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

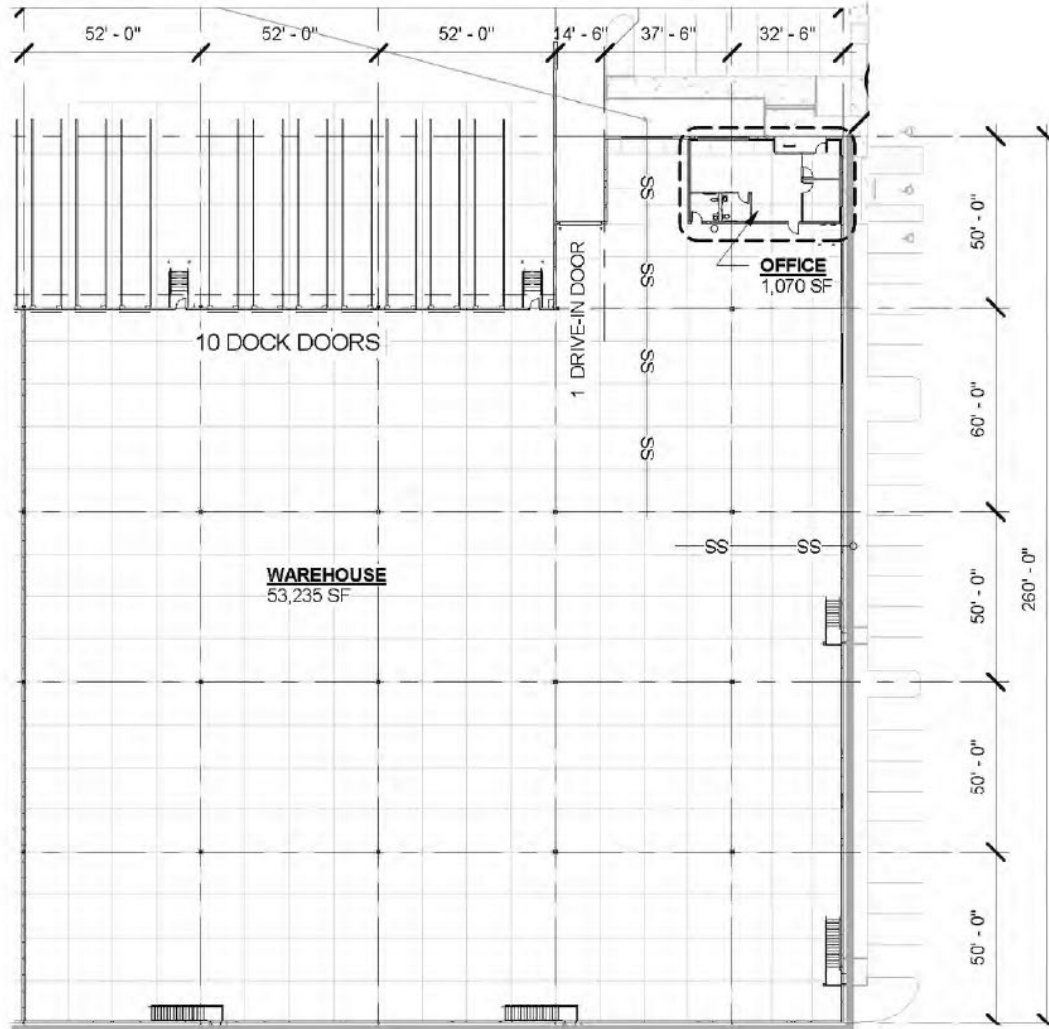


**PROPERTY SUMMARY**

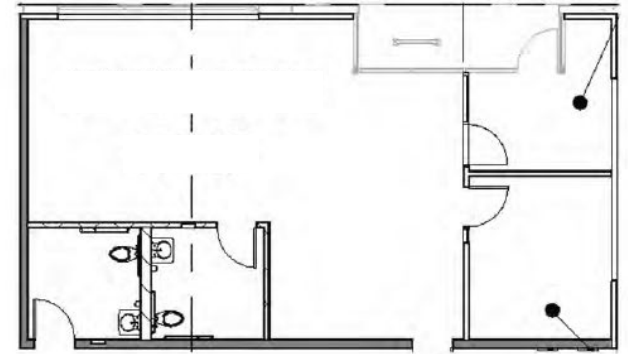


# FLOOR PLAN

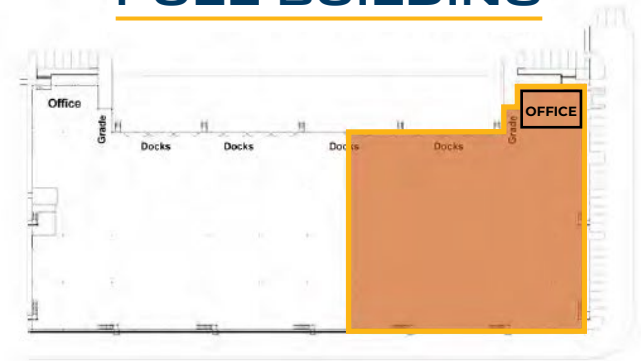
## AVAILABLE SPACE



## OFFICE

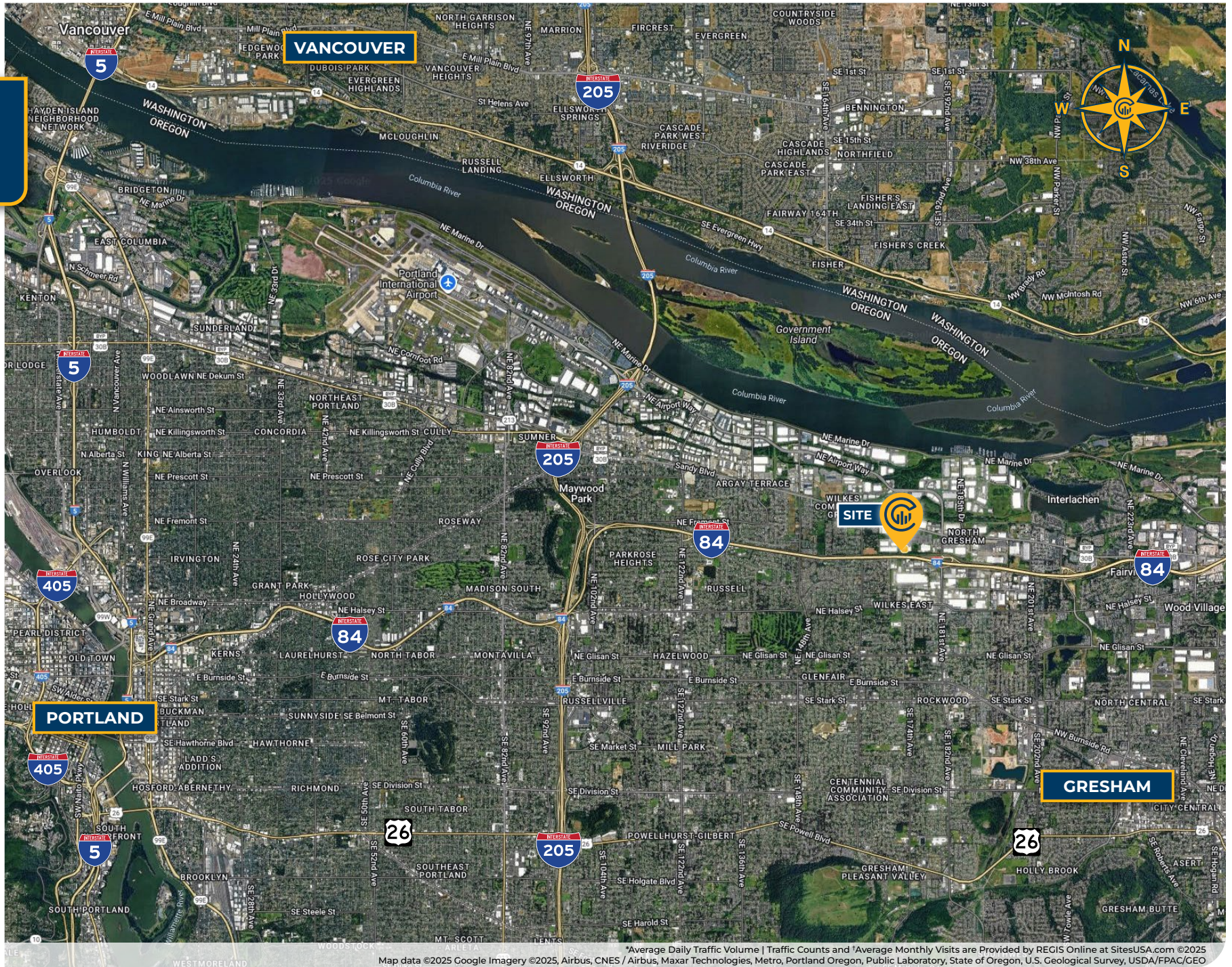


## FULL BUILDING





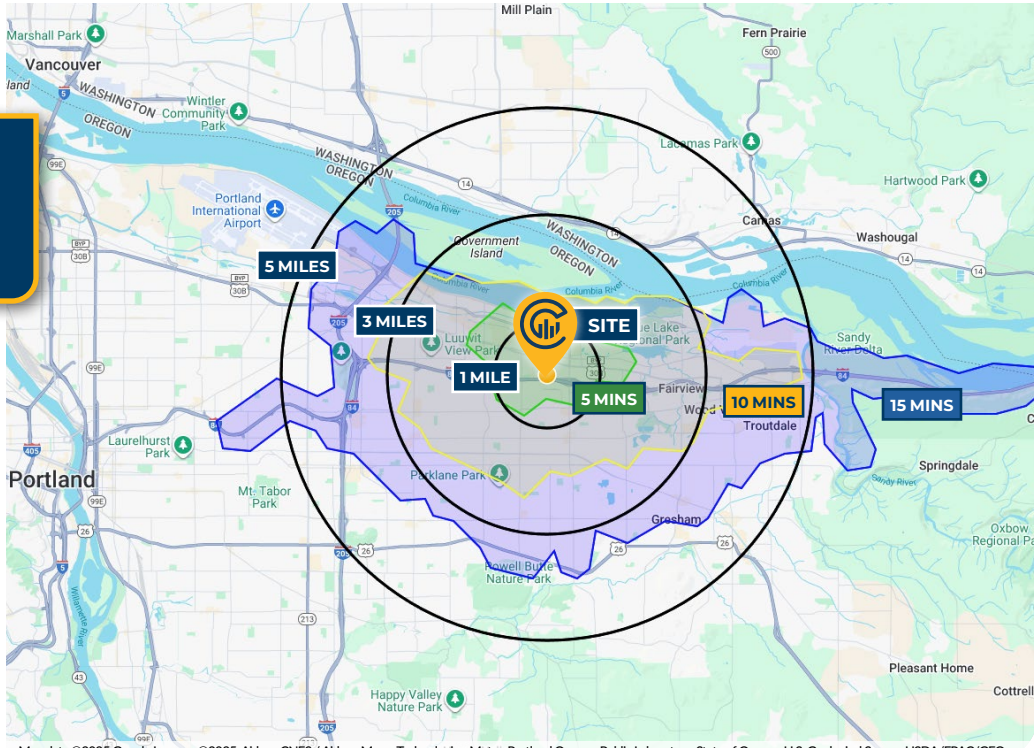
# LOCAL AERIAL MAP



\*Average Daily Traffic Volume | Traffic Counts and \*Average Monthly Visits are Provided by REGIS Online at SitesUSA.com ©2025  
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**DRIVE TIMES & DEMOGRAPHICS**



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**AREA DEMOGRAPHICS**

Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	8,718	98,154	288,217
2030 Projected Population	8,312	94,080	278,837
2020 Census Population	8,947	104,896	302,848
2010 Census Population	8,915	98,029	282,803
Projected Annual Growth 2025 to 2030	-0.9%	-0.8%	-0.7%
Historical Annual Growth 2010 to 2025	-0.1%	-	0.1%
<b>Households &amp; Income</b>			
2025 Estimated Households	3,648	36,841	110,526
2025 Est. Average HH Income	\$85,240	\$93,894	\$105,025
2025 Est. Median HH Income	\$70,670	\$73,924	\$82,253
2025 Est. Per Capita Income	\$35,834	\$35,536	\$40,529
<b>Businesses</b>			
2025 Est. Total Businesses	511	4,253	13,646
2025 Est. Total Employees	6,955	38,177	117,753

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 05/2025, TIGER Geography - RS1

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