

Eleven Mile Industrial Park

2303 NORTHWEST ELEVEN MILE AVENUE, SUITE 2313, GRESHAM, OR 97030

Suite 2313

FOR LEASE



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All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

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PROPERTY DESCRIPTION

2313 NW Eleven Mile Avenue offers an 18' clear height, a 12' x 12' grade-level door, and 3-phase power, making it well-suited for a variety of industrial uses. The space includes a shop heater, a restroom, and a small office area for added functionality. There is additional upstairs office that is not being accounted for. It is within a gated and secured property and provides convenient access to I-84 and US-26, ensuring efficient transportation and logistics.

PROPERTY HIGHLIGHTS

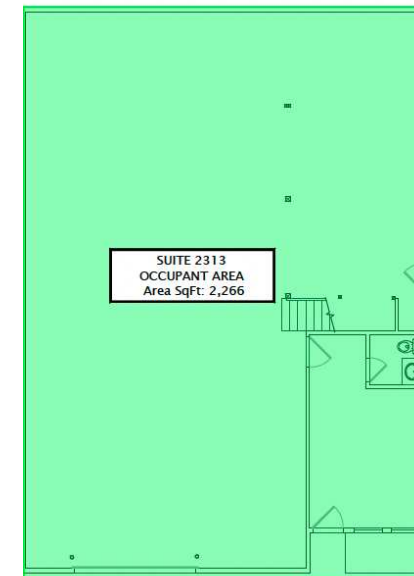
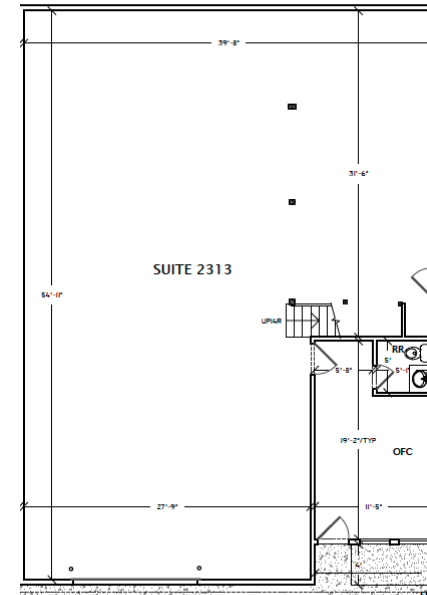
- 18' Clear Height
- 3-Phase Power
- One (1) 12' x 12' Grade Level Door
- Shop Heater
- Restroom
- Office

OFFERING SUMMARY

Lease Rate:	\$0.95 SF/month (NNN)
NNN:	\$0.29/SF
Available SF:	2,266 SF
Building Size:	19,712 SF

NOTE

Listing broker has an ownership interest in the property



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LOCATION OVERVIEW

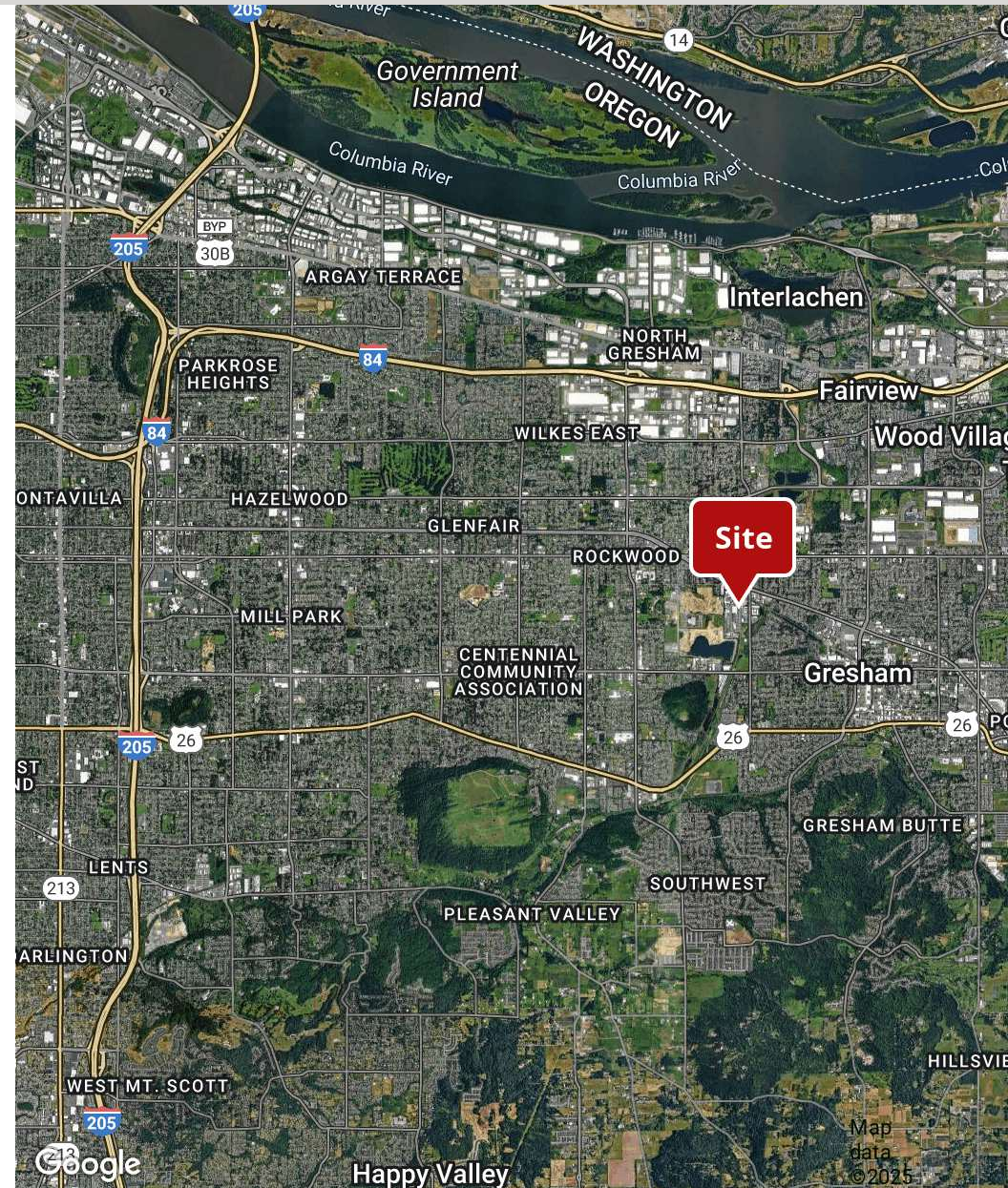
The subject property has convenient access to major transportation routes, including I-84 via NW Frontage Road and US-26, providing connectivity to Portland and surrounding markets. The site is in an industrial area with proximity to key amenities, including retail centers, dining options, and service providers along NW Burnside Road and NE Hogan Drive. Public transit (TriMet) is within walking distance, and the property is within reach of key distribution hubs and the Portland International Airport, approximately a 20-minute drive away.

LOCATION

DISTANCE

TIME

I-84	2.4 mi	8 min
I-205	5.9 mi	17 min
Portland International Airport	8.5 mi	18 min
I-5	13.5 mi	20 min



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