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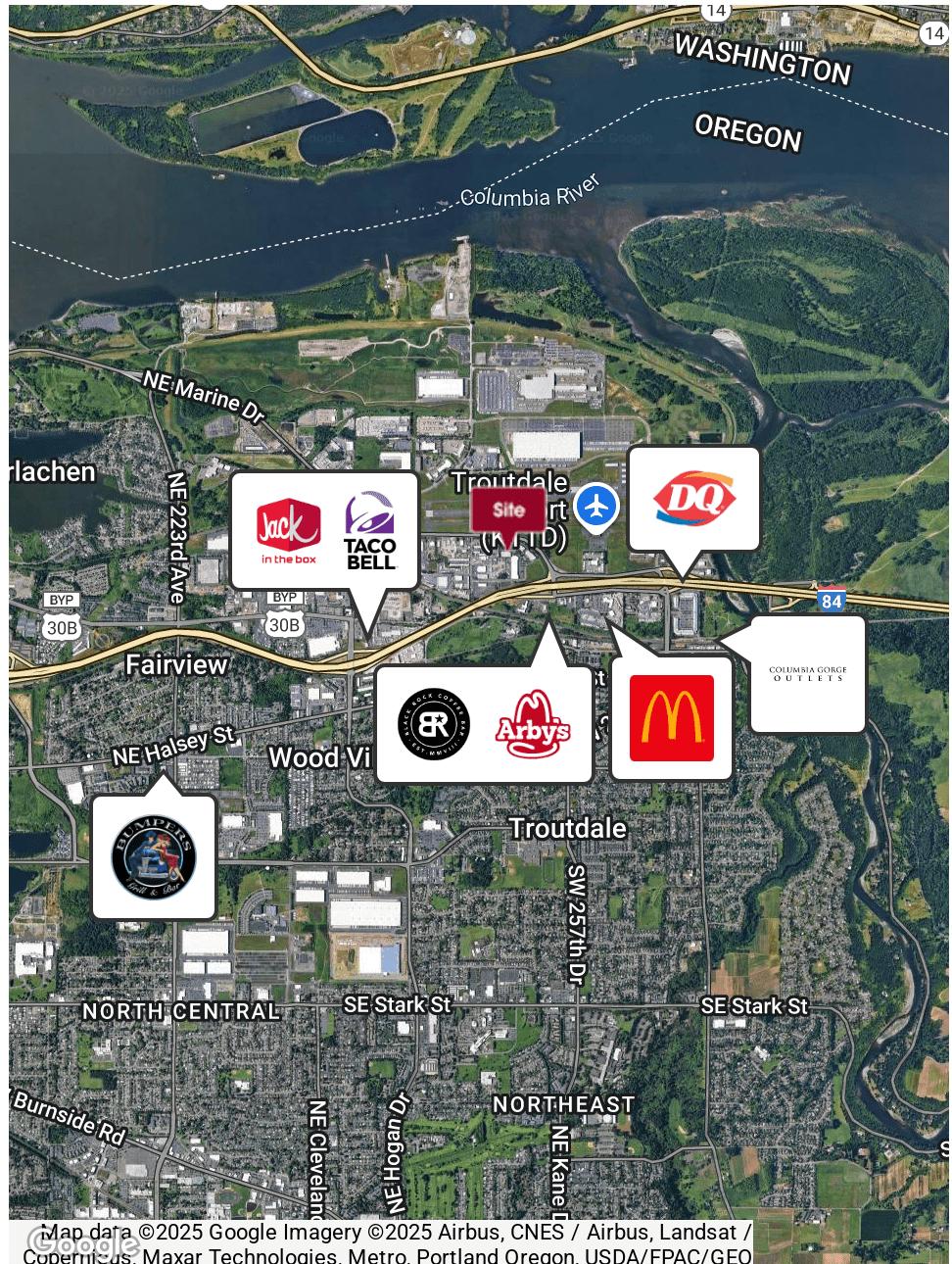
1049 & 1053 NW CORPORATE DRIVE
TROUTDALE, OR 97060

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**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES



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PROPERTY DESCRIPTION

Located in Troutdale, Oregon, I-84 Corporate Center offers modern, flexible industrial space with excellent access to I-84 and major transportation routes. The property is well suited for logistics and a variety of business operations, featuring efficient warehouse design, ample parking, and customizable layouts to support growth.

LOCATION DESCRIPTION

I-84 Corporate Center is a high-profile business park with incredible access and visibility from I-84 and Marine Drive. Located in the City of Troutdale in an area thriving with the development of one of Amazon's state-of-the-art fulfillment centers and the FedEx Ground transport center. Columbia Gorge Outlets and numerous restaurants are conveniently located nearby.

PROPERTY HIGHLIGHTS

- Modern and versatile industrial warehouse space
- Sprinklered
- 18' clear height
- Ample parking for employees and visitors
- Well-maintained and professionally managed property

OFFERING SUMMARY

Lease Rate:	\$0.85 SF/month (NNN)
Office Surcharge:	\$1.10/SF
Available SF:	5,500 - 6,202 SF
Lot Size:	1.92 Acres
Building Size:	22,506 SF



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ 1049 NW Corporate Drive	6,202 SF	NNN	\$0.85 SF/month	Approximately 1,500 SF office area, partially decked for storage above, 200 amp, 480 volt, 3-phase power, and (2) grade level doors.
■ 1053 NW Corporate Drive	5,500 SF	NNN	\$0.85 SF/month	Approximately 703 SF office/showroom space, 200 amp, 480 volt, 3-phase power, and (1) grade level door.

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