



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

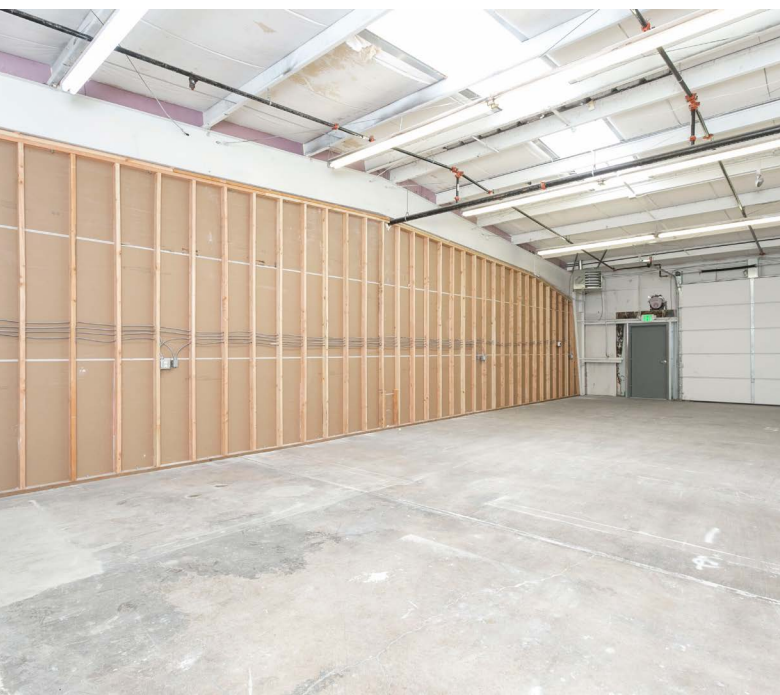
TROUTDALE, OR 97060

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.



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.

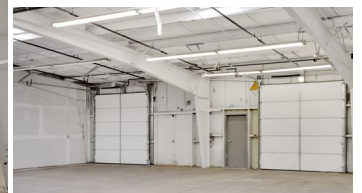
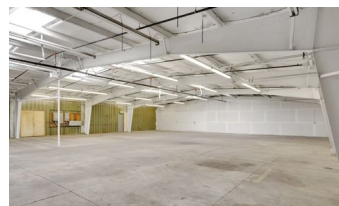
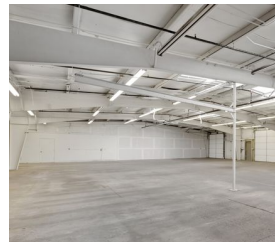
The first-year base rent rate is \$13.25 per year per square foot (\$3,041.98 per month) plus \$3.00 per year per square foot pro-rata allocation of triple net (NNN) costs (\$688.75 per month), resulting in all-in lease costs of \$3,730.73 per month for year 1 with 5% annual increases in base rent.

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.

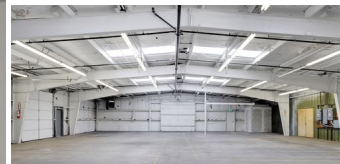
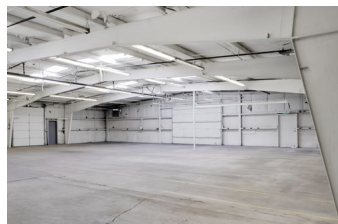
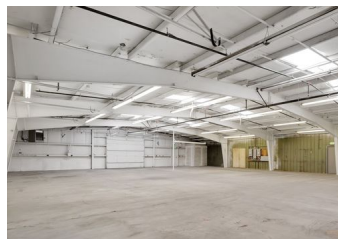
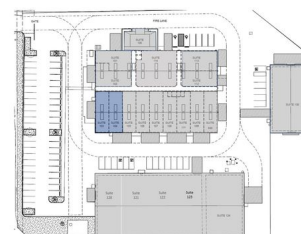
The first-year base rent rate is \$13.25 per year per square foot (\$2,921.63 per month) plus \$3.00 per year per square foot pro-rata allocation of triple net (NNN) costs (\$661.50 per month), resulting in all-in lease costs of \$3,583.13 per month for year 1 with 5% annual increases in base rent.

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
- Easy Freeway Access
- Gated Entry
- Exterior Lighting

RENTAL TERMS

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



View this listing online:



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

8,907
SQUARE FEET

\$14.00 /yr
RENT / SF

\$10,391.5
RENT

(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.

The site features a secure perimeter fence with an electronic keypad gate.

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.

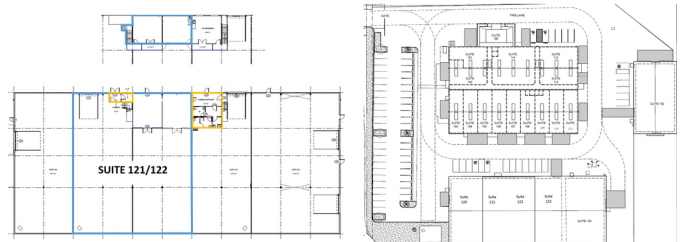
The first-year base rent rate is \$11.00 per year per square foot (\$8,164.75 per month) plus \$3.00 per year per square foot pro-rata allocation of triple net (NNN) costs (\$2,226.75 per month), resulting in all-in lease costs of \$10,391.50 per month for year 1 with 5% annual increases to base rent 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	\$10,391.50
Security Deposit	\$15,000.00
Application Fee	\$0.00



View this listing online:



Dunbar Avenue Industrial Park

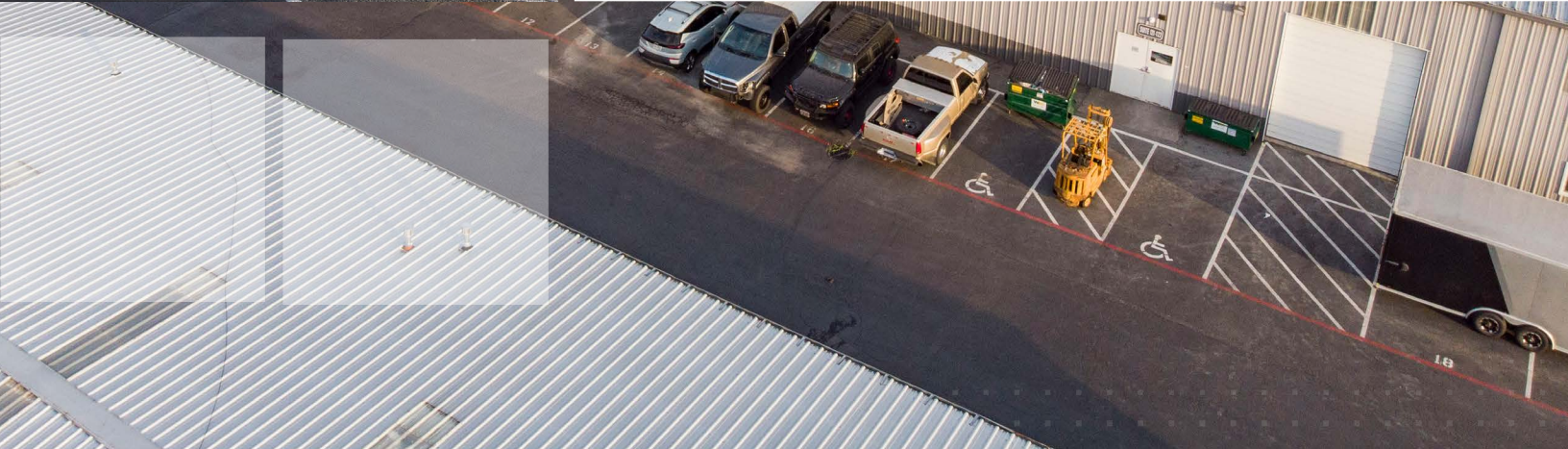
798 NW DUNBAR AVENUE
TROUTDALE, OR 97060

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.