



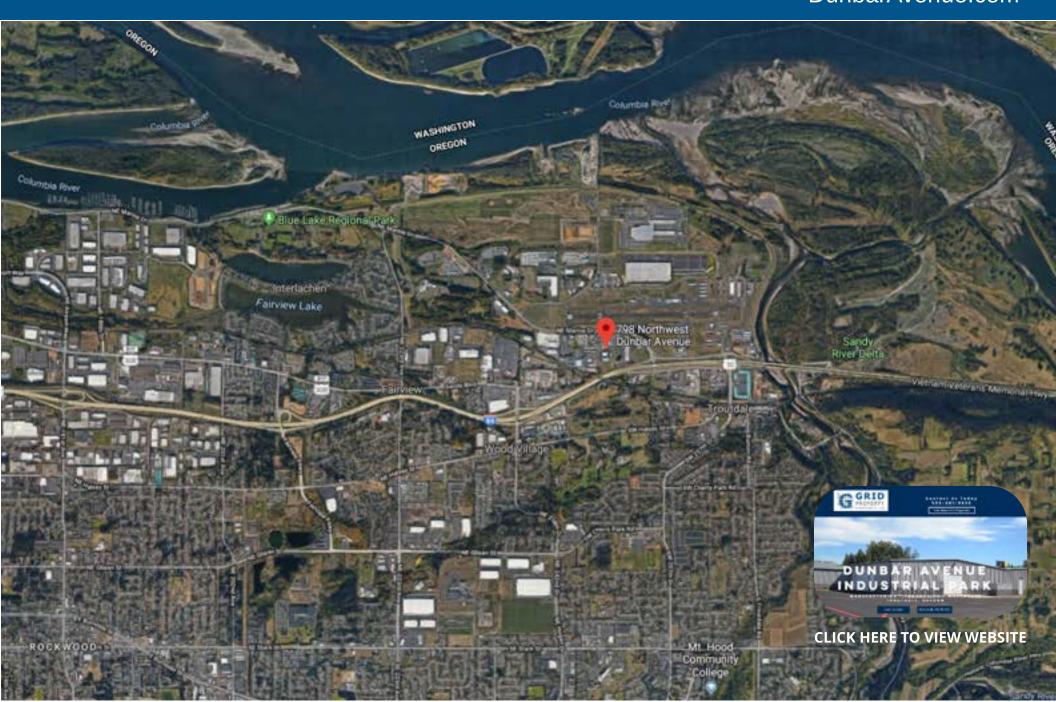
# Dunbar Avenue Industrial Park

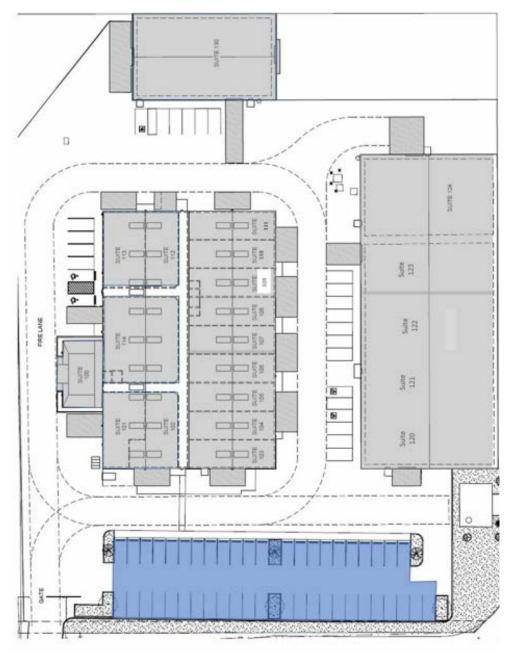
798 NW Dunbar Avenue Troutdale, OR 97060

1,354 sqft. - 16,744 sqft. Warehouse Suites Available

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Kiely@GridPropertyManagement.com 503-406-2722 DunbarAvenue.com





- Suite 112 Available 01/24/2024
- Suite 109 Available 14/18/2024
- Suite 103/106- Available 08/16/2024
- Suite 110 **LEASED!**

#### PROPERTY FEATURES

- Industrial warehouse suites ranging in size from 1,215 RSF to 8,907 RSF
- Secure site: Fully fenced with automated gate entry.
  Night and weekend security monitoring included
- Location: Located near the Troutdale Airport with direct access to I-84
- Metal Butler style, insulated, pitched-roof structures
- 11' 13' ceilings with wide spans
- Recently renovated site

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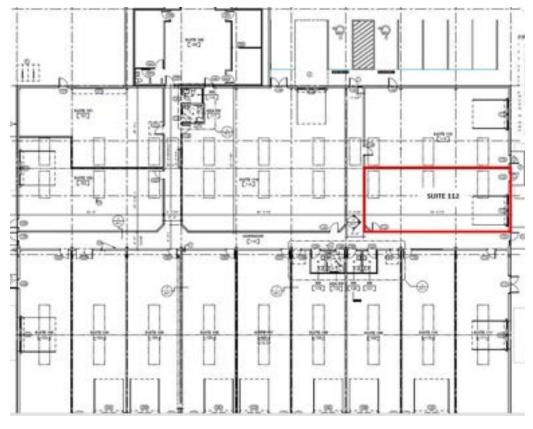
### Suite 112



#### **AMENITIES**

- 1,343 RSF
- Security Fencing
- Gated Entry
- Drive-In Roll-Up Door





## Suite 112 - Pricing

- The first-year base rent rate is \$12.00 per year per square foot (\$1,343.00 per month) plus \$3.00 per year per square foot pro-rata allocation of triple net (NNN) costs (\$335.75 per month), resulting in all-in lease costs of \$1,678.75 per month for year 1 with 5% annual increases in base rent.
- Limited Time Concession Offer: The base rent for month three of the lease will be free, but the tenant must still pay the operating expenses due for that month. This is a one-time discount of \$1,343.00.
- Tenants will also pay for their own electricity and garbage.

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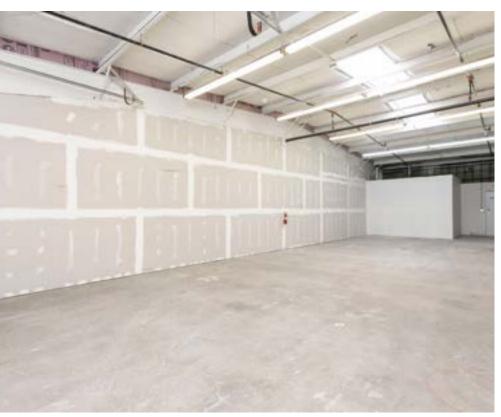
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Suite 109



#### **AMENITIES**

- 1,244 RSF
- Security Fencing with Gated Entry
- High Ceiling Clearance Warehouse
- Drive-In Roll-Up Door





## Suite 109 - Pricing

- The first-year base rent rate is \$13.38 per year per square foot (\$1,387.06 per month) plus \$3.00 per year per square foot pro-rata allocation of triple net (NNN) costs (\$311.00 per month), resulting in all-in lease costs of \$1,698.06 per month for year 1 with 5% annual increases on base rent.
- Limited Time Concession Offer: The base rent for month three of the lease will be free, but the tenant must still pay the operating expenses due for that month. This is a one-time discount of \$1,387.06.
- Tenants will also pay their own electricity and garbage.

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#### **AMENITIES**

- 5,403 RSF
- Security Fencing
- Gated Entry
- Easy Freeway Access
- Exterior Lighting





## Suite 103/106 - Pricing

- The first-year base rent rate is \$12.83 per year per square foot (\$5,776.71 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 \$7,127.46 per month for year 1 with 5% annual increases on base rent.
- Limited Time Concession Offer: The base rent for month three of the lease will be free, but the tenant must still pay the operating expenses due for that month. This is a one-time discount of \$5,776.71.
- Tenants will also pay for their own electricity, gas, and garbage.

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# 養田 五百 54 E Suite

# **Parking Diagrams**

- Blue: Available parking spots
- Parking spots are allocated 1 spot per 1,000 RSF



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#### Contact Us!

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Grid Property Management is a Portland-based property management firm that specializes in the management of commercial, and industrial property in the greater Portland metropolitan area.





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