

FOR LEASE

CASCADE DISTRIBUTION CENTER

184,626 SF Class A Industrial Distribution Space

20016 NE SANDY BLVD, GRESHAM, OR 97230



TOM TALBOT, SIOR
503.221.2270
tom.talbot@kidder.com

SCOTT MURPHY, SIOR
503.221.2287
scott.murphy@kidder.com





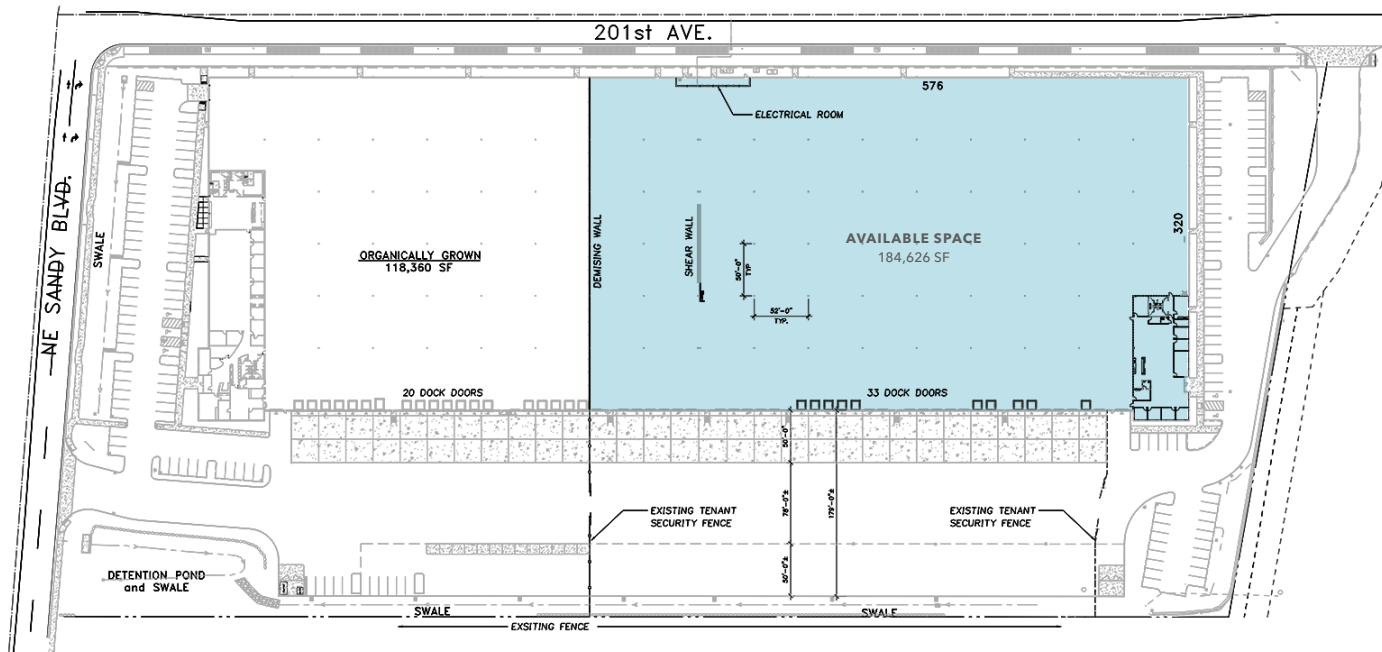
184,626 SF Class A industrial distribution space available for lease in Gresham, OR.

TOTAL AREA	184,626 SF with 6,410 SF improved office area
CLEAR HEIGHT	30'
SAFETY	ESFR sprinkler system
COLUMN SPACING	52' x 50'
BUILDING DIMENSIONS	576' x 320'
DOCK DOORS	31
YARD	Fenced with gated access
LOCATION	Excellent freeway access

184,629 SF
AVAILABLE FOR LEASE

CALL BROKER
LEASE RATE

SITE PLAN



184,626 SF

AVAILABLE FOR LEASE

6,410 SF

IMPROVED OFFICE AREA

**CALL
BROKER**

LEASE RATE

184,626 SF (approx 576' x 320' building dimensions)

6,410 SF office area: breakroom, trucker's lounge, conference room & large open bullpen area

Loading: 31 dock height doors, all are equipped with dock seals & pit levelers; 1 grade door

Yard: gated, fenced truck staging area, 178' truck court depth 30 surplus trailer stalls

Parking: 65 striped passenger vehicle parking spaces; on-street parking also available

Sprinklers: ESFR pumped shell system

Ceiling: minimum 30' clear height throughout

Floor slab: 6" thick reinforced with #5 rebar at 36' OC

Lighting: T-5 high efficiency fluorescent fixtures at 30 fc

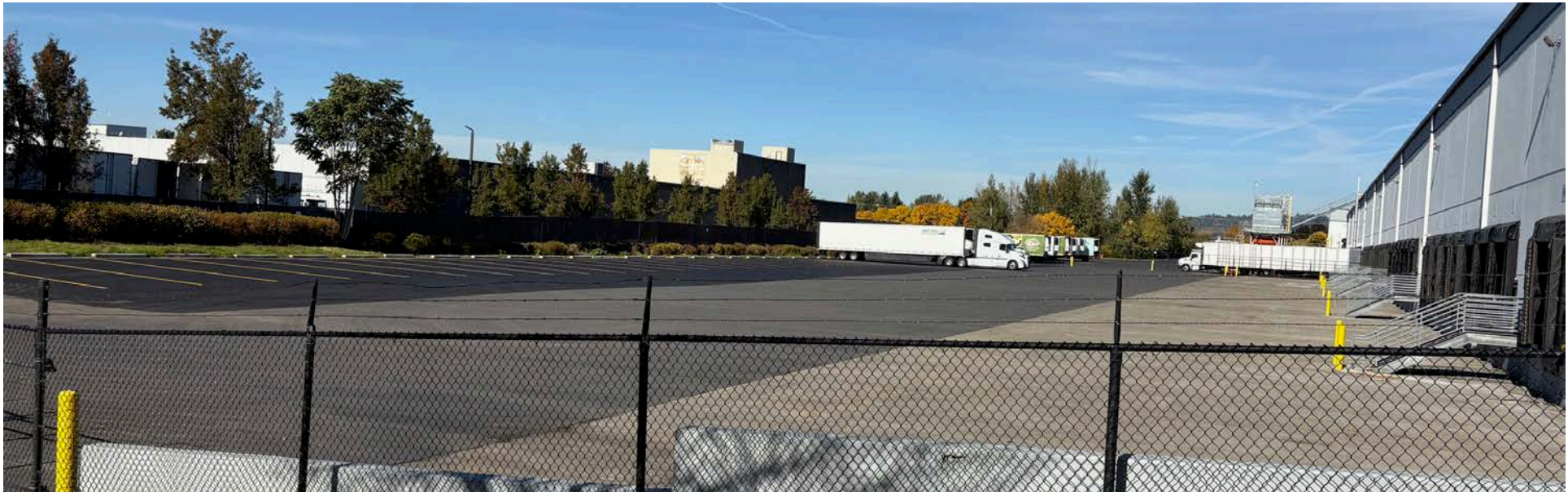
Roof: built-up roof with / R-19 batt insulation; skylights

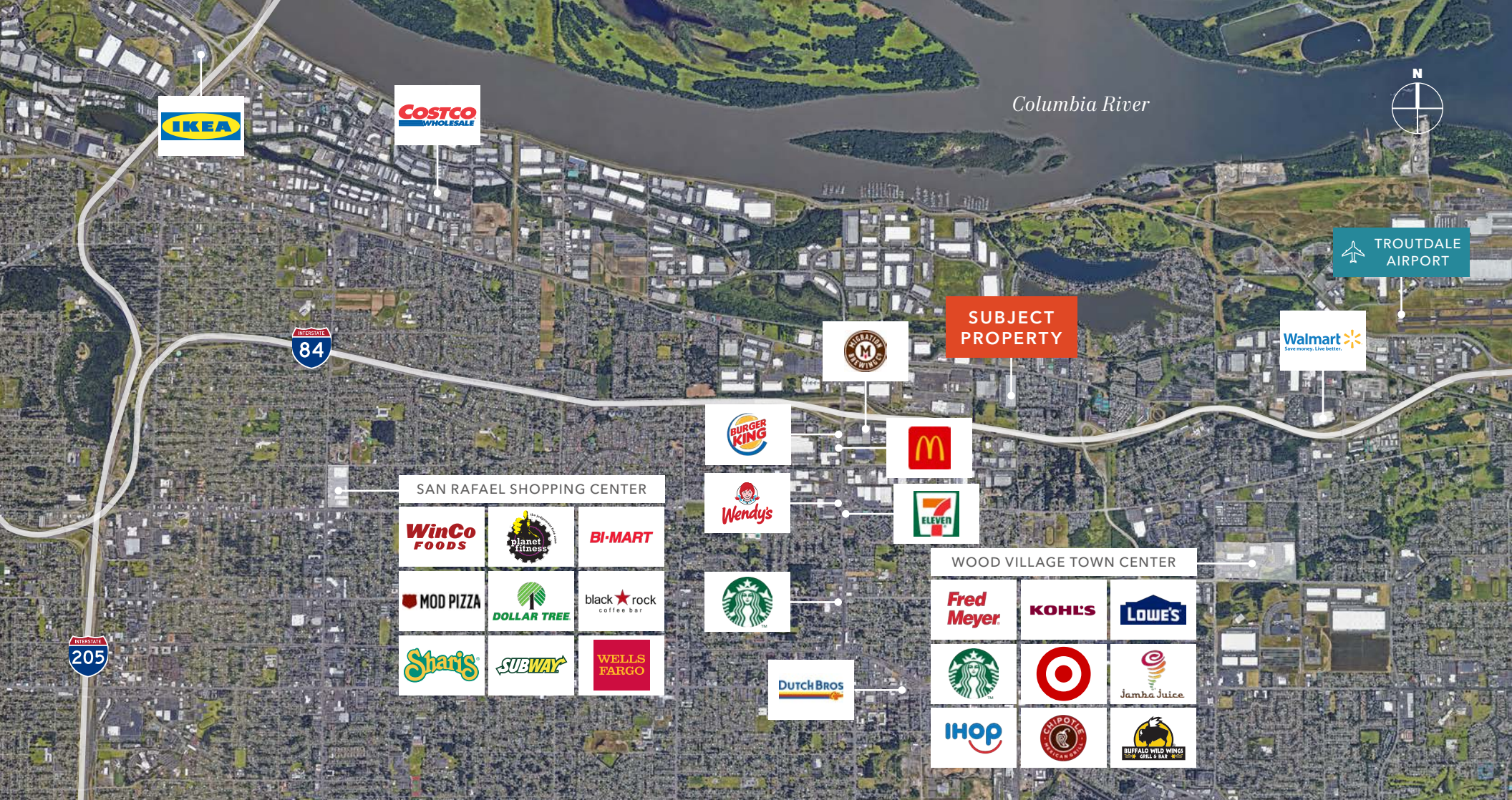
Electrical: 3 phase, 277/480 Volt, up to 1600 Amps

Access: one-half (1/2) mile from Interstate 84 Fairview Parkway freeway interchange; two (2) miles from Interstate 84/NE 181st Avenue/NE Airport Way Interchange

Economic Development Incentives: facility is located within the City of Gresham Enterprise Zone making it eligible for real property tax abatement

CASCADE DISTRIBUTION CENTER





CASCADE DISTRIBUTION CENTER

*For more information on
this property, please contact*

TOM TALBOT, SIOR
503.221.2270
tom.talbot@kidder.com

SCOTT MURPHY, SIOR
503.221.2287
scott.murphy@kidder.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

