

FOR LEASE

PORTLAND PORTAL INDUSTRIAL CENTER

3099 NE 170TH PL, GRESHAM, OR 97230

*±80,170 SF Class A Warehouse
Available for Lease in Gresham*

SUBJECT
PROPERTY

FUTURE EXPANSION
AVAILABLE Q3 2025

KIDDER.COM

km Kidder
Mathews

PORTLAND PORTAL INDUSTRIAL CENTER



Class A concrete tilt-up construction available for lease.

WAREHOUSE SHELL	80,170 SF
OFFICE AREA	1,230 SF
SPRINKLERS	ESFR
LIGHTING	LED
POWER	480 volt, 3-phase power
CLEAR HEIGHT	30'
PARKING RATIO	0.79/1,000
ZONING	GI, City of Gresham
DOORS	21 dock-high, 1 grade-level
FLOORS	6" reinforced floors
WARRANTY	TPO 45 mil roof, 15 year warranty
INSULATION	R-20 rigid insulation
DIRECT DEAL	Possible

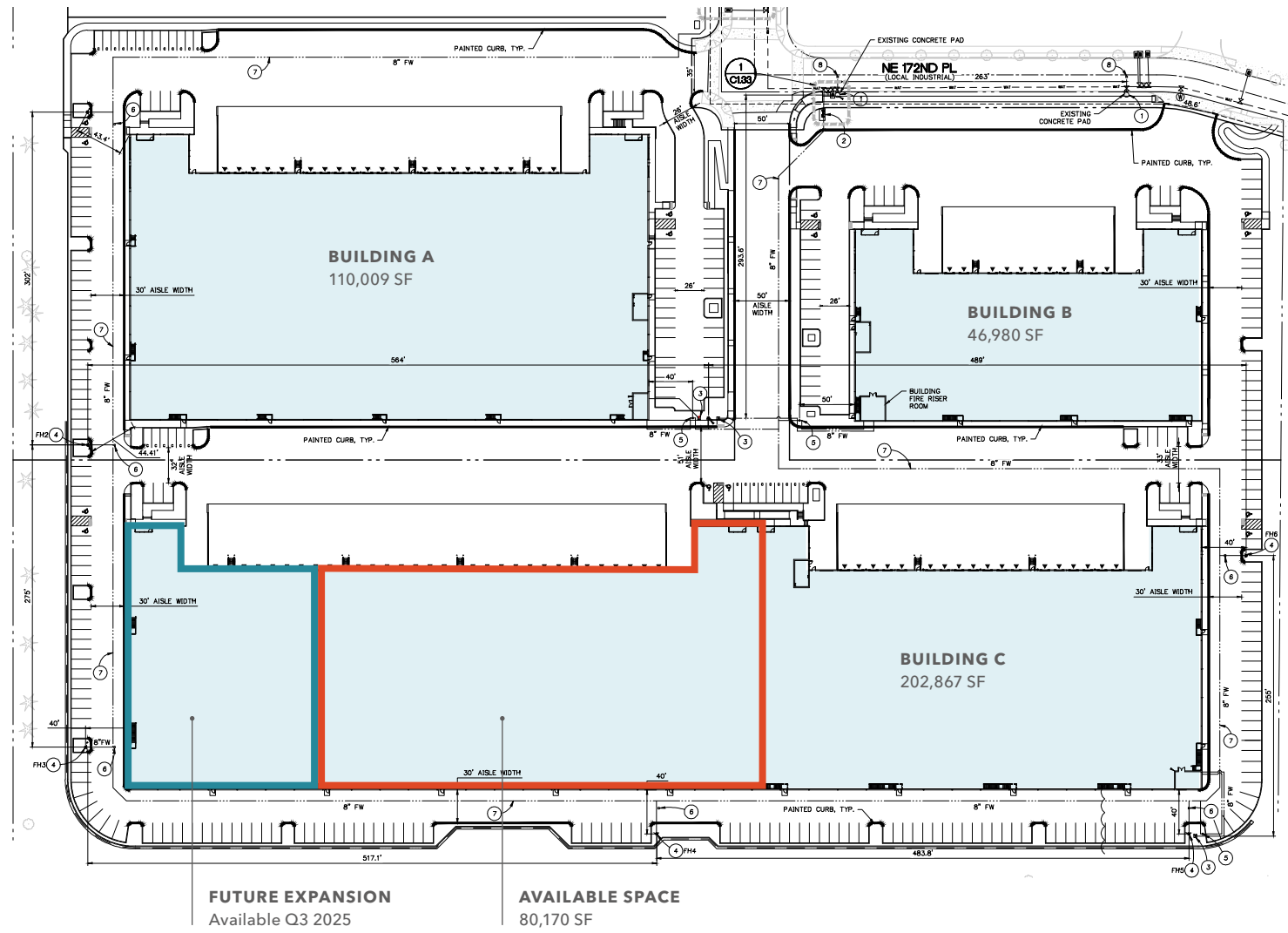
80.2K SF

AVAILABLE FOR LEASE

CALL

FOR LEASE RATE

SITE PLAN



80,170 SF

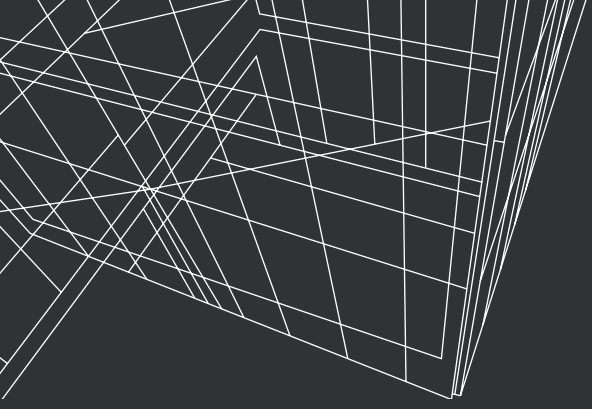
WAREHOUSE SHELL SIZE

1,230 SF

OFFICE SIZE

CALL

FOR LEASE RATE



LOCATION OVERVIEW

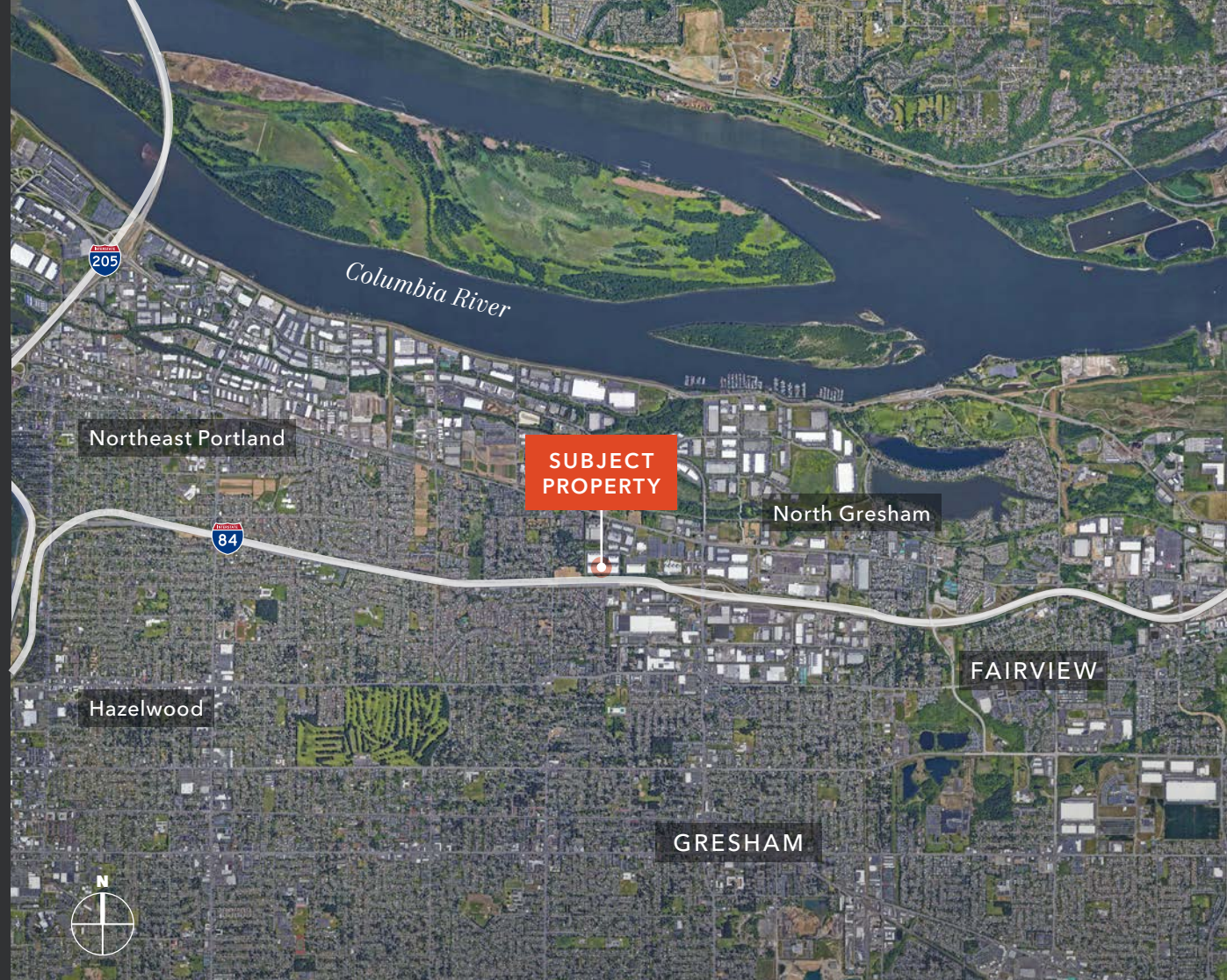
Proximity to I-84 with easy access to
property via NE Sandy Blvd

City of Gresham with Portland address

Tenants eligible for Gresham Enterprise
Zone rebate

Lower property taxes and corporate
business tax

Expedited permitting



Exclusively listed by

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