



**For Lease**

## 5317 NE 105th Ave

5317 NE 105th Ave., Portland, OR, 97220

**Industrial Warehouse Space for Lease Near PDX Airport**

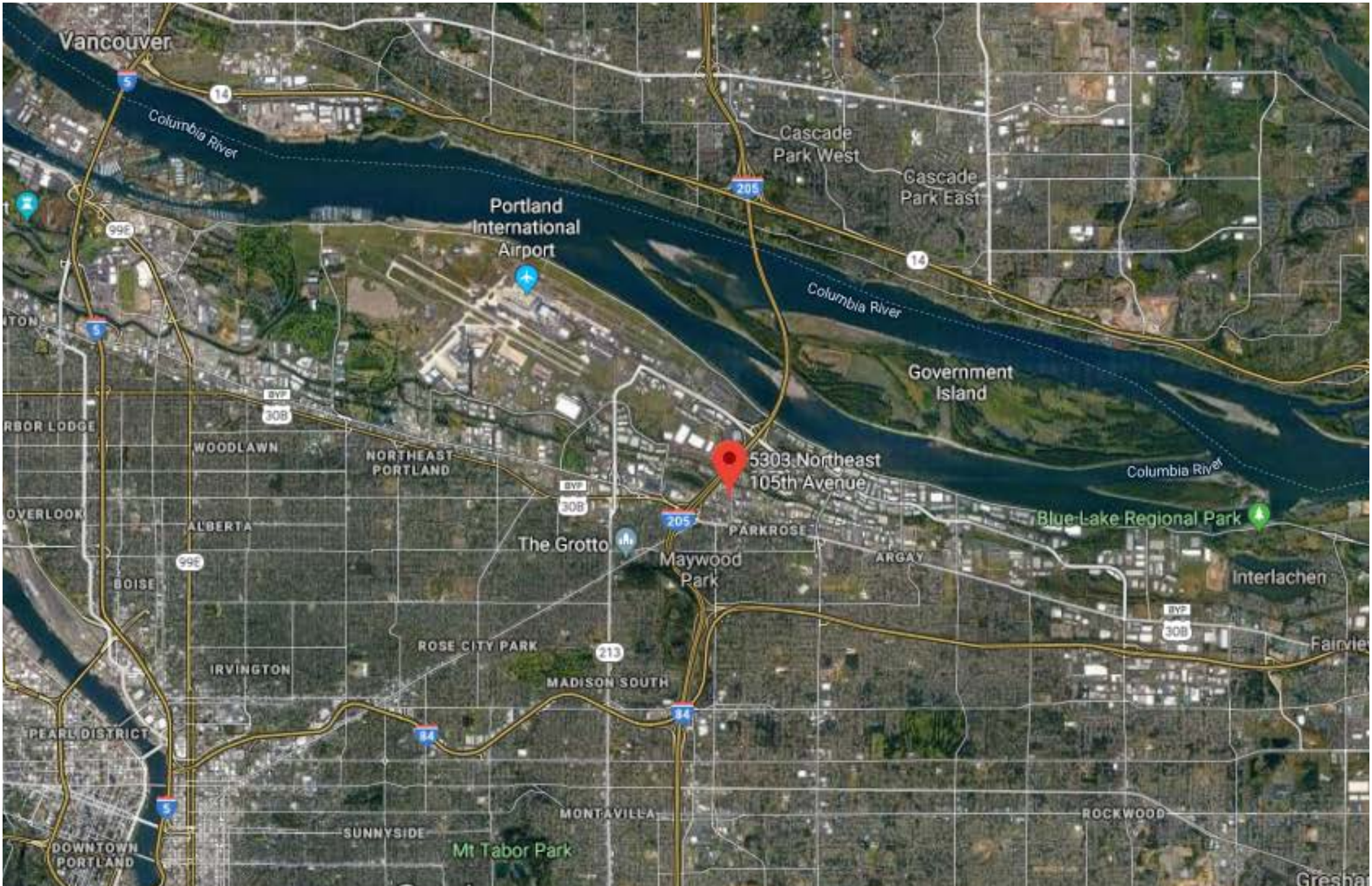
# 5315 NE 105th Avenue

5301 NE 105th Ave. Portland OR, 97220

Kiely@GridPropertyManagement.com

503-406-2720

NE105thavenue.com



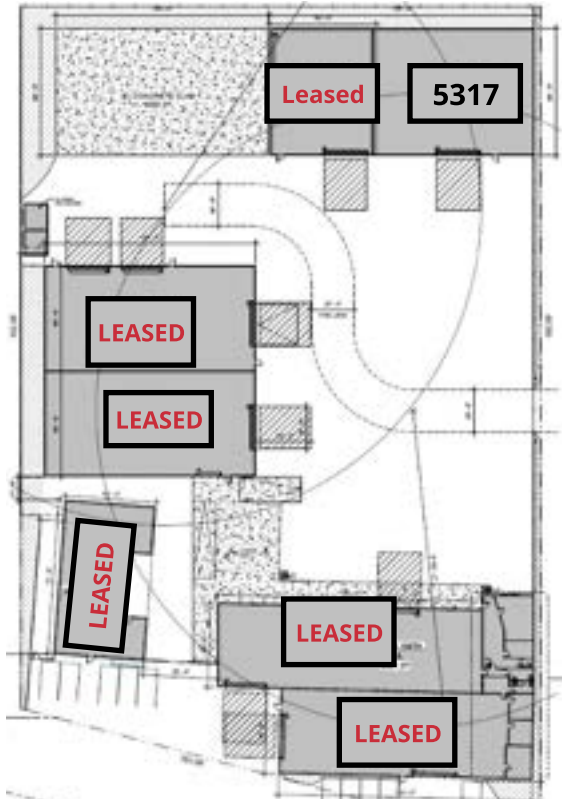
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## Available Suites

- Suite 5317 - 09/10/2024

### PROPERTY FEATURES

- Industrial Park recently underwent a site-wide exterior renovation
- Secure site: Fully fenced with automatic gate entry. Gate remains open during normal business hours. Tenants have 24/7 access.
- Location: North of Sandy Blvd on NE 105th Avenue. Right off I 84 near Portland airport.



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## Suite 5317

### Amenities

- Security Fencing with Gated Entry
- Drive-In Roll-Up Door
- Office Build-Out
- High Ceiling Clearance Warehouse

### Pricing

- First-year base rent rate is \$12.60 per year per square foot (\$4,935.00 per month), plus \$3.25 per year per square foot pro-rata allocation of triple net (NNN) costs (\$1,272.92), resulting in all-in lease costs of \$15.85 per year per square foot (\$6,207.92) for year 1 with 5% annual increases on base rent. Tenants will also pay their own electricity, gas, and garbage.
- Serious inquiries only. Courtesy to brokers.



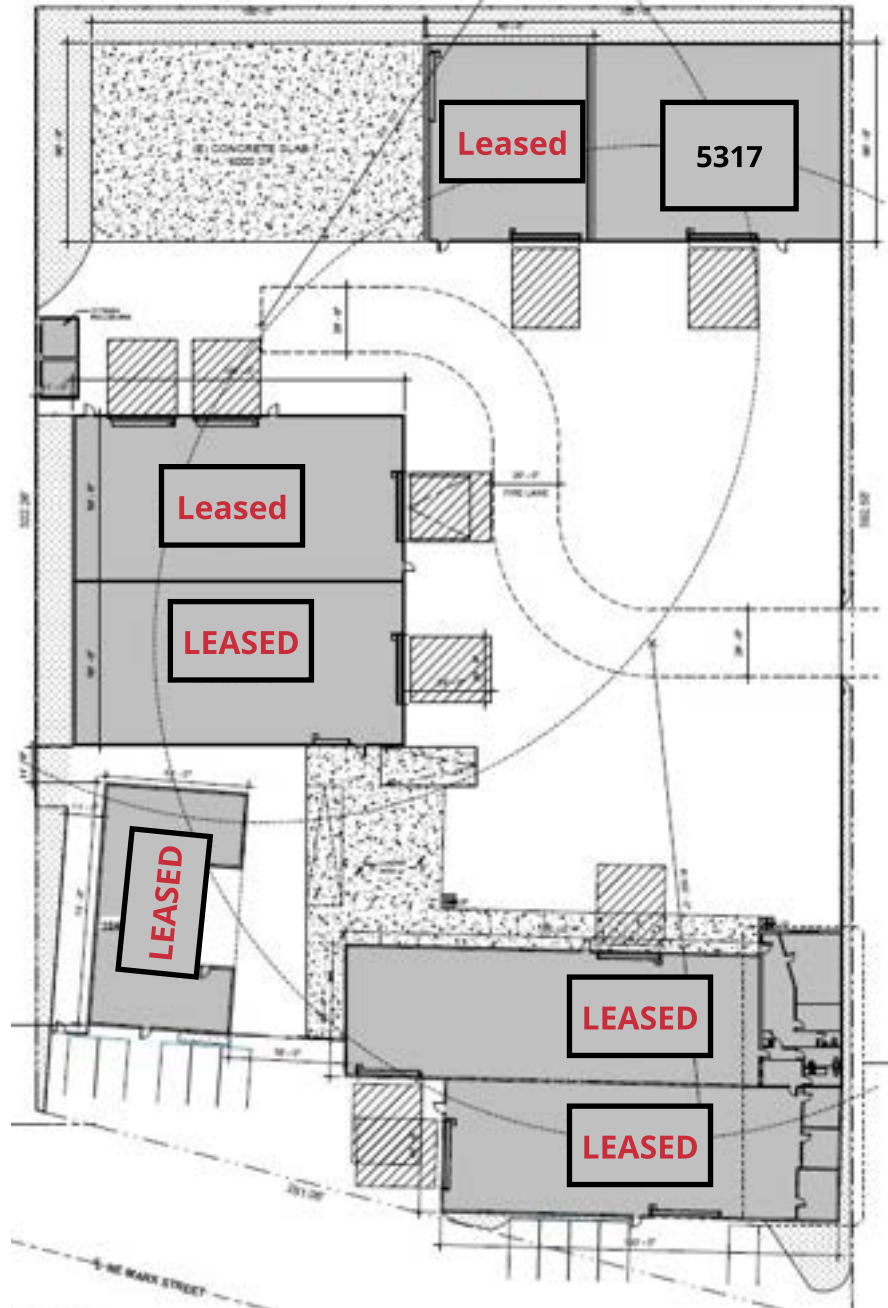
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## Contact Us!

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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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