



ATTENTION BROKERS  
**FOR LEASE**

## **NE 105th Avenue**

5301 NE 10TH AVENUE  
PORTLAND, OR 97220

### **Industrial Warehouse Space**

**Conveniently Located Near PDX**

[NE105thAvenue.com](http://NE105thAvenue.com)

# Industrial Space with Office – 4,700 RSF – PDX Airport Area

**4,700**  
SQUARE FEET

**\$16.20 /yr**  
RENT / SF

**\$6,345**  
RENT

**(503) 406-2722**  
[www.NE105thAvenue.com](http://www.NE105thAvenue.com)



## PROPERTY ADDRESS

**5317 NE 105th Avenue**  
Portland, OR 97220

COMMERCIAL TYPE: **Industrial**

LEASE TYPE: **NNN** AVAILABLE: **1/16/25**

## DESCRIPTION

Industrial Space with Office – 4,700 RSF – PDX Airport Area

Click here to apply: <https://tinyurl.com/GridCommercialApp>

View Full Property Website here: [www.ne105thavenue.com](http://www.ne105thavenue.com)

The available suite is 5317 NE 105th Avenue, Portland. The property is just North of Sandy Blvd on NE 105th Avenue. Right off of I -205 between Sandy and Airport Blvd.

This suite is in an industrial park with six other tenants.

The site is fully fenced and requires a passcode to enter the site after business hours.

The suite is in a Butler-style metal-skinned insulated building with a pitched roof. The suite is 4,700 square feet and includes a bathroom.

The suite has high interior clearance, one (1) 14' high rollup door, and one standard entry door.

The suite has ample power, ample lighting, and gas heat.

Power: Details Pending.

One-year minimum lease. Extensions beyond one year are available.

First-year base rent rate is \$12.60 per year per square foot (\$4,935.00 per month), plus \$3.60 per year per square foot pro-

## AMENITIES

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

## RENTAL TERMS

Rent	\$6,345
Security Deposit	\$7,500
Application Fee	\$0



View this listing online:







# NE 105th Avenue

5301 NE 10TH AVENUE  
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## PROPERTY OVERVIEW

- NE 105th Avenue is fully-fenced with automatic gate entry; tenants enjoy 24/7 access. Gates remain open during normal business hours.
- The facility recently underwent a site-wide exterior renovation.

**Located North of Sandy Boulevard, NE 105th Avenue boasts easy access to Portland International Airport (PDX).**

- Warehouse space is ideal for light manufacturing and production.



[NE105thAvenue.com](http://NE105thAvenue.com)



# NE 105th Avenue

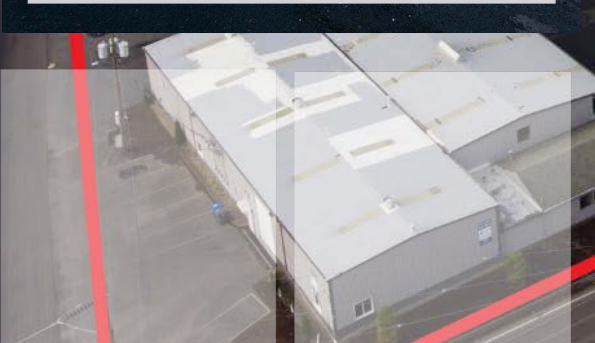
5301 NE 10TH AVENUE  
PORTLAND, OR 97220

WAREHOUSE SPACE IDEAL FOR LIGHT  
MANUFACTURING AND PRODUCTION.

**Is your client the perfect fit?  
Let's talk today.**

[LeasingTeam@GridPropertyManagement.com](mailto:LeasingTeam@GridPropertyManagement.com)  
503-406-2720

Individual suite information is available at  
[NE105thAvenue.com](http://NE105thAvenue.com)



Grid Property Management is a property management firm that specializes in the management of commercial and industrial properties.