



For Lease

5301 NE 105th Ave - *Available Now!*

5301 NE 105th Ave. Portland, OR 97220

Industrial Space for Lease Near the Portland Airport

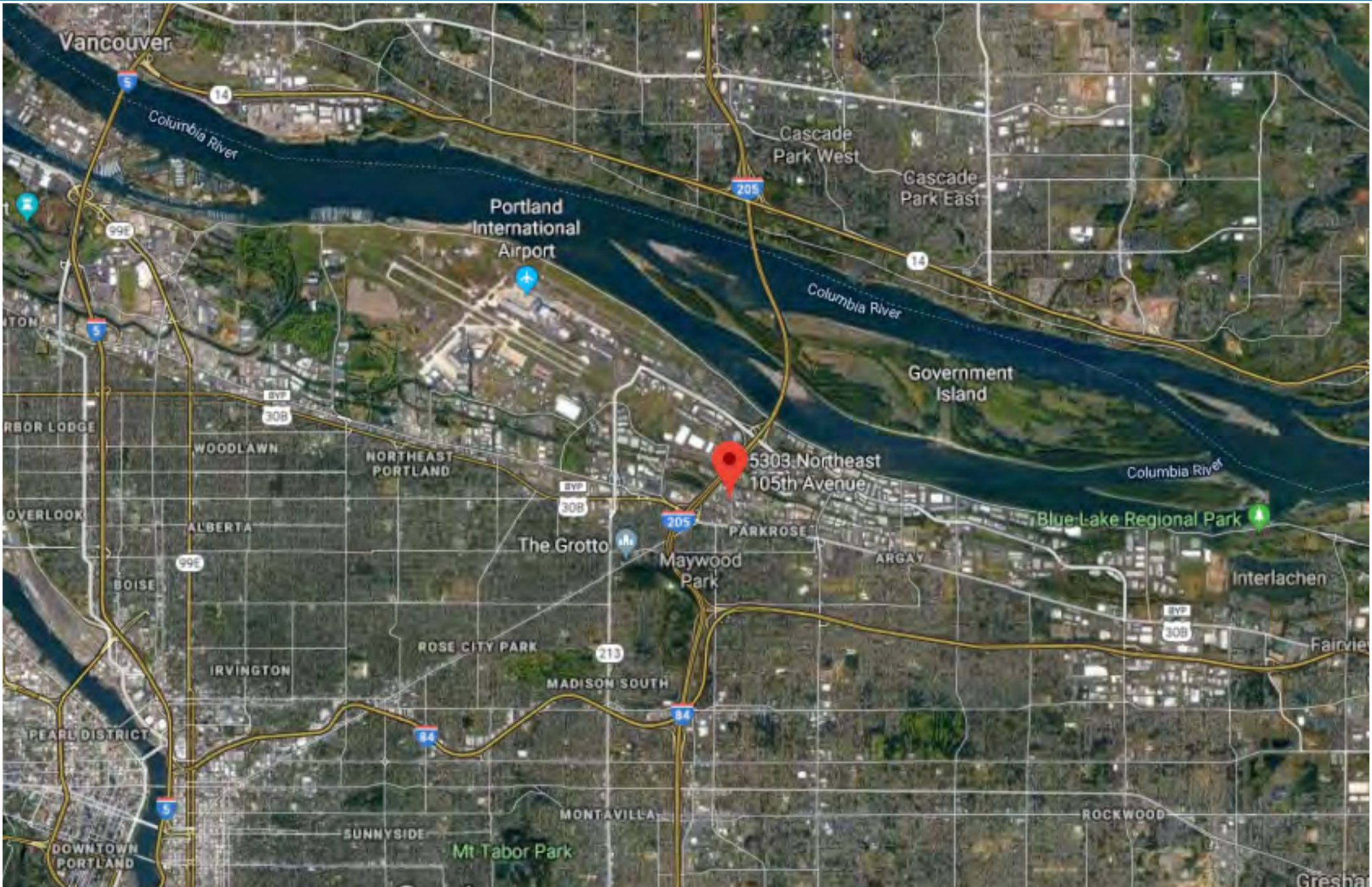
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NE105thavenue.com



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Available Suite

- Suite 5301 - Available Now!

PROPERTY FEATURES

- Located in an industrial park with four other tenants
- Secure site: Fully fenced with automated gate after-hours/weekends (Suite 5301 faces towards NE Marx)
- Location: North of Sandy Blvd on NE 105th Avenue and off of I-84 and I-205



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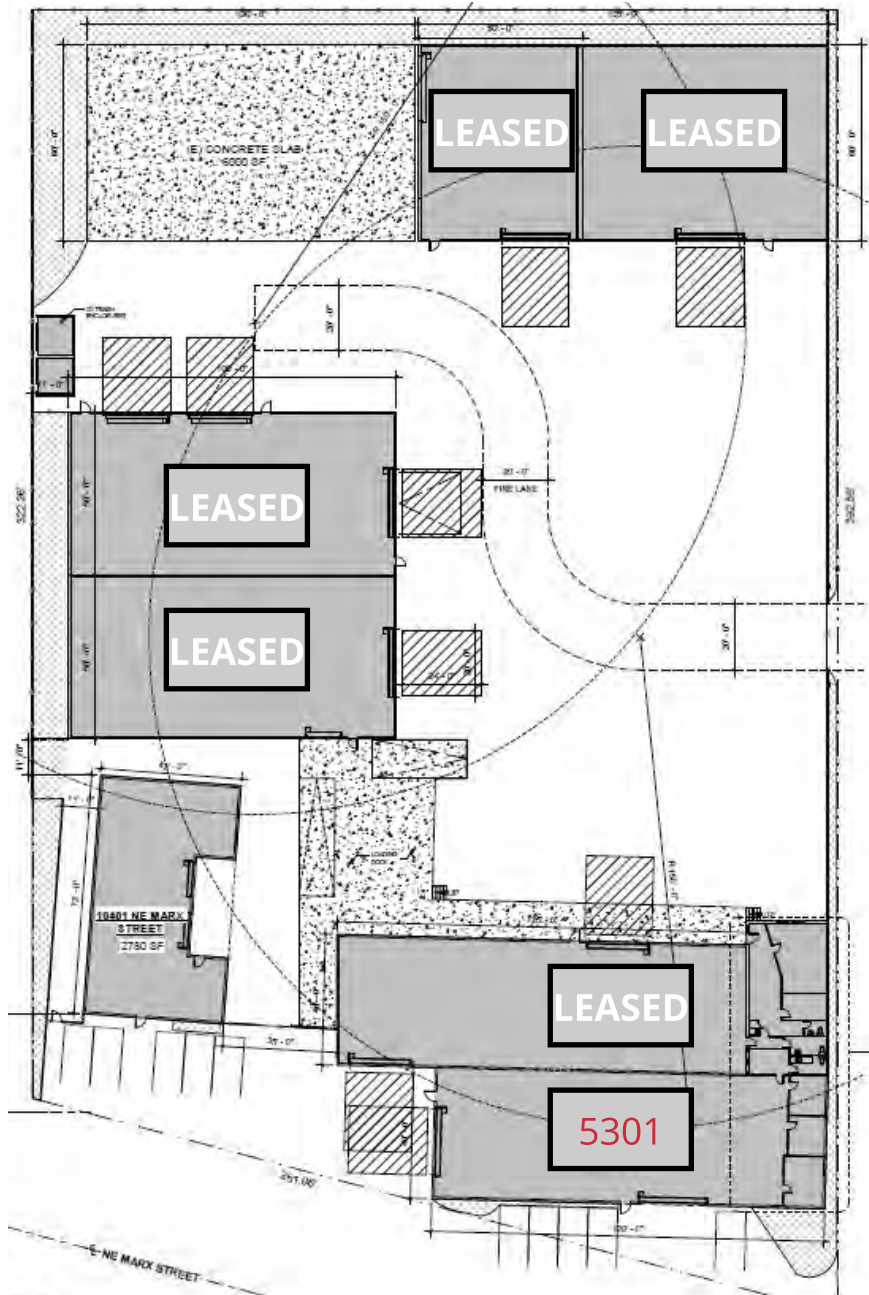
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AMENITIES

- 4,990 sqft industrial space and office space (564 sq ft) with 1 bathroom
- Butler-style metal skinned insulated building with pitched roof
- (2) 14' high roll-up doors, 2 standard entry doors
- Office area: Carpeted, painted
- Suite 5301 has 480v 3-Phase power with 400A of breaker capacity and 240v 1-Phase power with 400A of breaker capacity
- Parking: 9 spots available

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5301 NE 105th Ave - Pricing



- Two-year minimum lease (extensions beyond two years are available)
- Base rent rate is \$9.00/yr/sqft (\$3,742.52 per month), plus \$2.75 /yr/sqft pro-rata allocation of triple net (NNN) costs (\$1,143.54), resulting in an all-in cost of \$11.75/yr/sqft or \$4,886.04/mo.
- 3% annual increases on base rent
- Tenants will also pay their own electricity, gas, and garbage.



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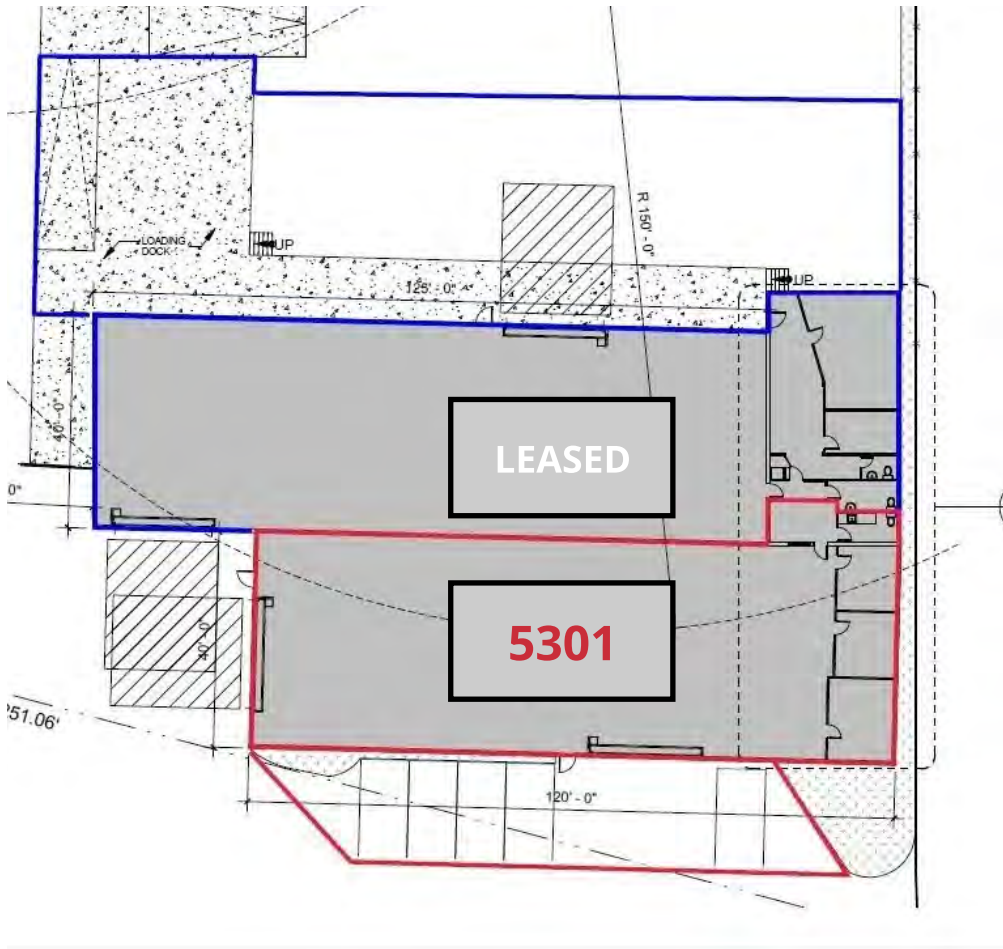
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Contact Us!

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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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