



For Lease

5317 NE 105th Ave - *Available!*

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

Industrial Warehouse Space for Lease Near PDX Airport

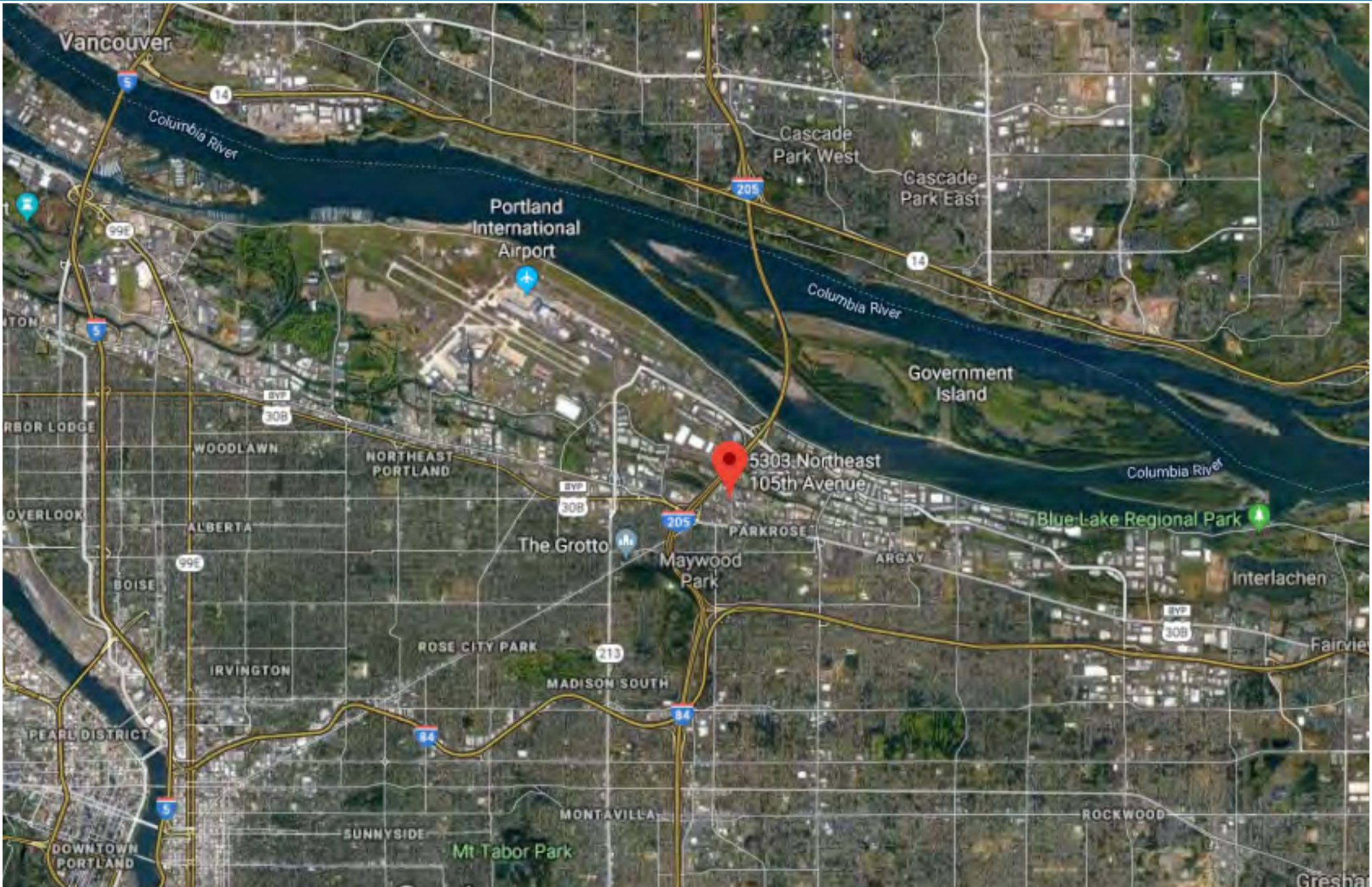
5315 NE 105th Avenue

5301 NE 105th Ave. Portland OR, 97220

Kiely@GridPropertyManagement.com

503-406-2720

NE105thavenue.com



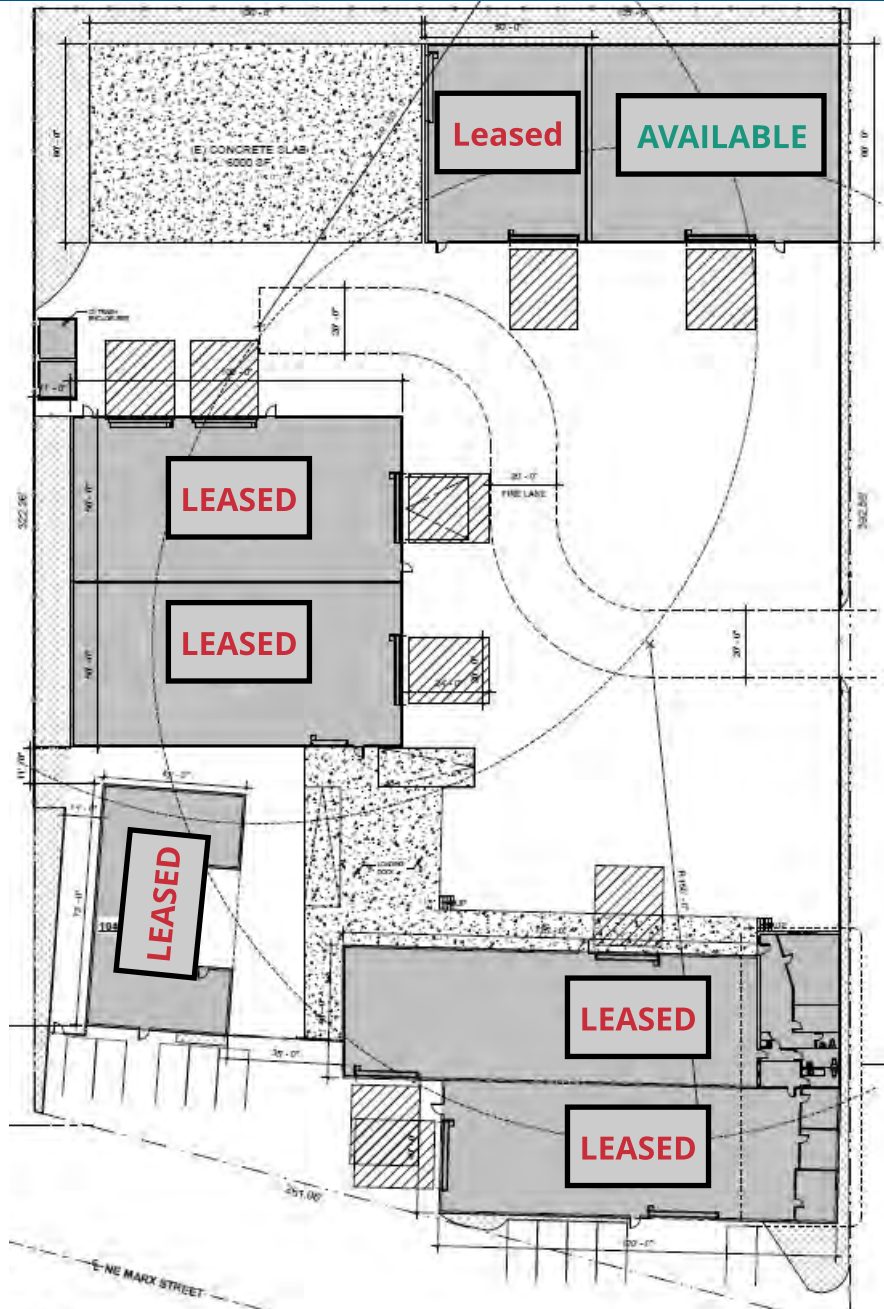
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Available Suites

- Suite 5317 - Available 12/15/2021

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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AMENITIES

- 4,700 sqft. industrial space w/ small office build-out
- Restroom
- Butler-style metal skinned insulated building with pitched roof
- (1) 14' high roll-up doors and (1) standard entry door
- Power: Pending
- Heat: High efficiency gas heater
- Parking: Allocated Spaces



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5317 NE 105th Avenue Pricing

- Base rent rate is \$10.00 per year per square foot (\$3,916.67 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 \$13.25 per year per square foot (\$5,189.58) for year 1 with 4% annual increases on base rent.
- One year minimum lease required (extensions beyond two years available)
- Tenants will also pay their own electricity, gas and garbage.

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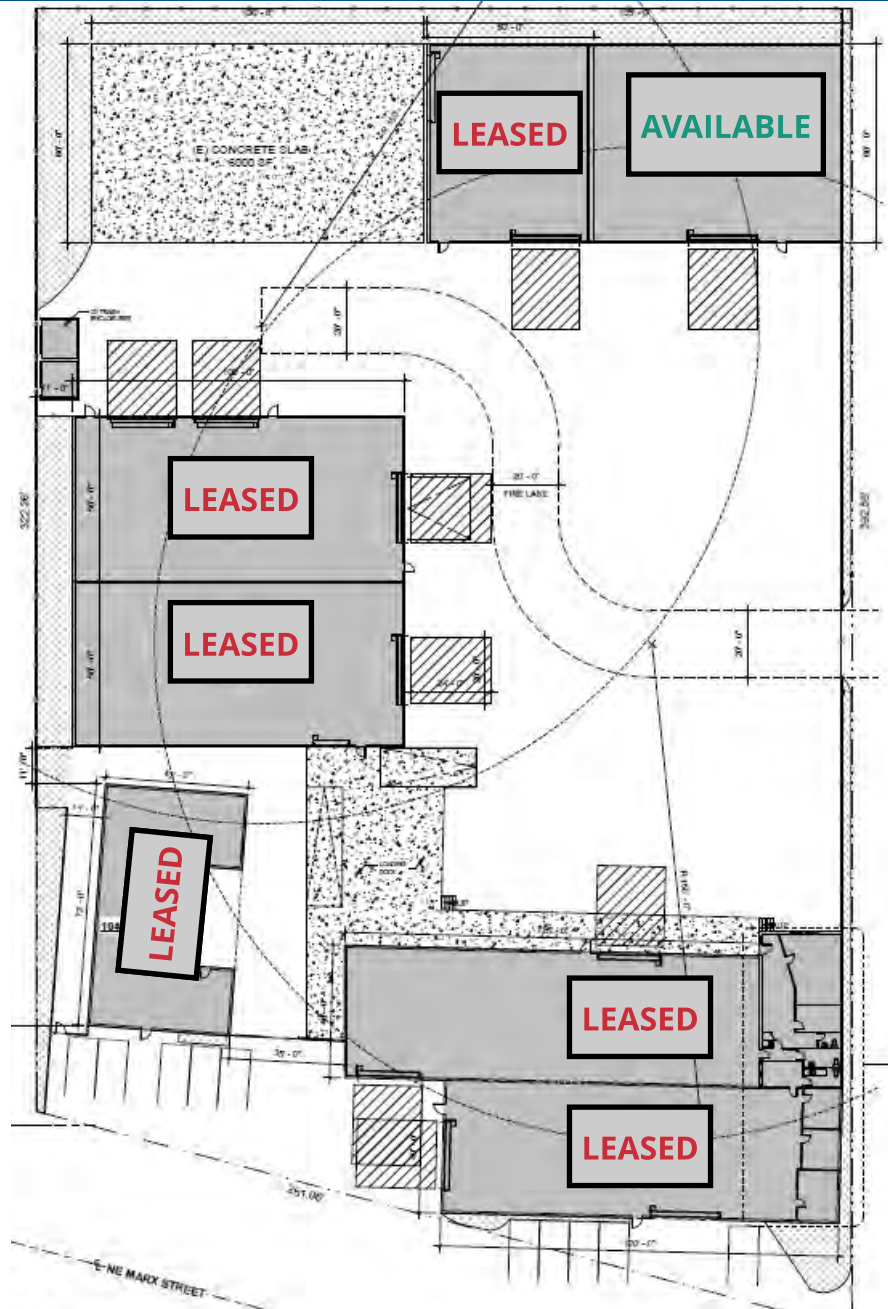
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Contact Us!

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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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