

PORTLAND PORTAL III

18205-18365 NE SANDY BLVD
GRESHAM | OR 97230

CALSTRS.

PANATTONI®

CUSHMAN &
WAKEFIELD

AVAILABLE
216,696 SF
FOR LEASE OR SALE

TWO BUILDINGS LOCATED IN
PORTLAND'S HIGH VELOCITY
AIRPORT WAY SUBMARKET



PROJECT HIGHLIGHTS



216,696 TOTAL SF



32' - 36'
CLEAR HEIGHT



57 DOCK DOORS
4 GRADE DOORS



CONCRETE TILT-UP
CONSTRUCTION



DIVISIBLE TO 35K
SF TENANTS



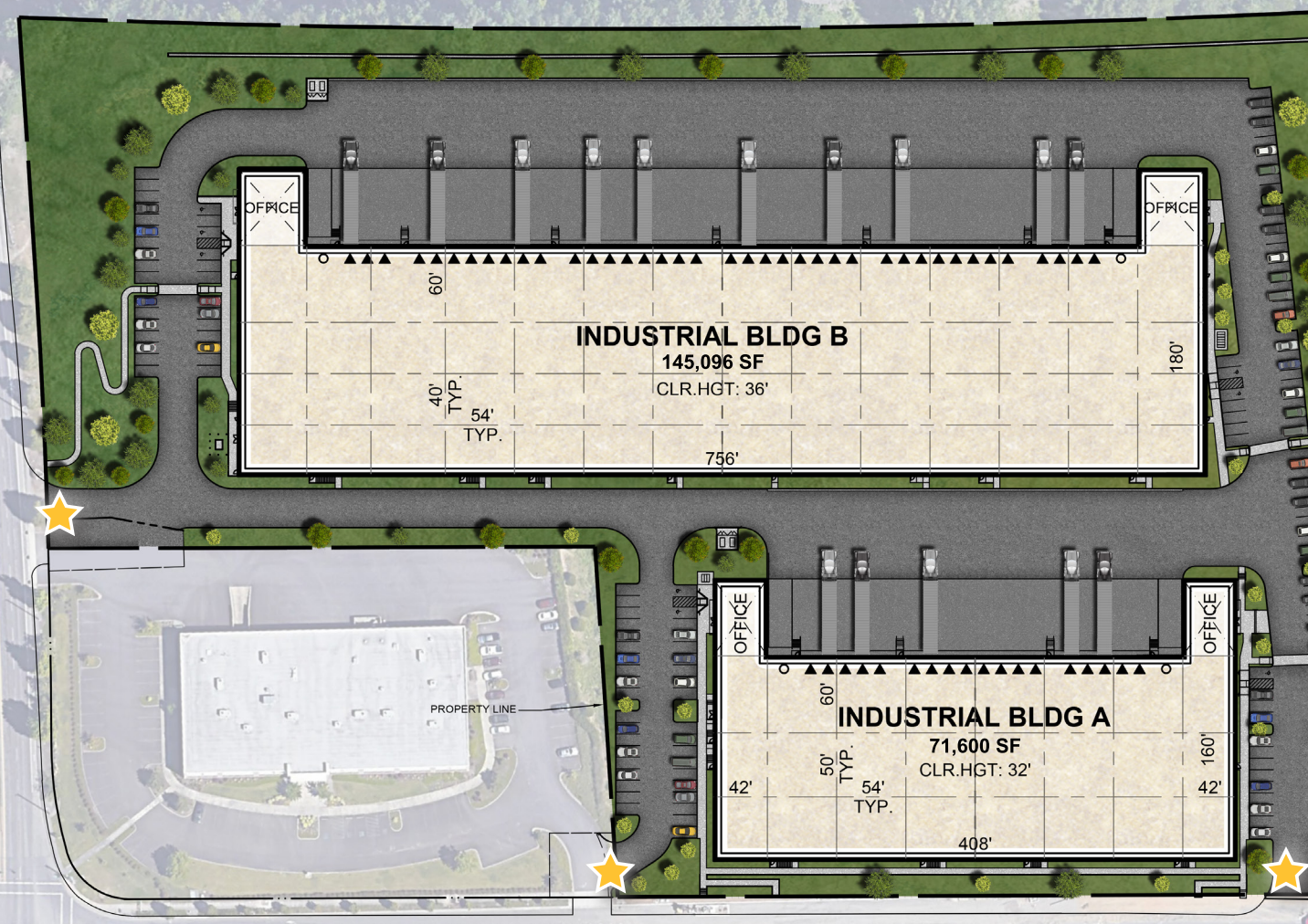
GENERAL
INDUSTRIAL (GI)
ZONING



156 AUTO
PARKING STALLS



SIGNALIZED
INTERSECTION



BUILDING FEATURES

A 18365

TOTAL SF	71,600 SF
OFFICE	Build to suit
DOCK	18
GRADE	2
CLEAR HEIGHT	32'
AUTO PARKING	73 (1.02/1000 SF)
COLUMN SPACING	54' x 50'

B 18205

TOTAL SF	145,096 SF
OFFICE	Build to suit
DOCK	39
GRADE	2
CLEAR HEIGHT	36'
AUTO PARKING	83 (0.57/1000 SF)
COLUMN SPACING	54' x 40'

★ = ACCESS POINT



VICINITY MAP



INCENTIVES

ECONOMIC DEVELOPMENT

Business Climate	• Best for Business jurisdiction in the Portland Metro area
Economics	• Below-average NNN expenses for the submarket

Learn about incentives this site may qualify for [here](#).

LOCATION OVERVIEW - CITY OF GRESHAM

Municipality	• City of Gresham
Submarket	• Airport Way - Well established and nearly completely built-out
Business Climate	<ul style="list-style-type: none"> • The city is business-friendly with tools and incentives to help eligible companies willing to invest and reinvest in Gresham • The City's Economic Development team will help your project run smoothly, with a single point of contact and the expertise you need to help you be successful in Gresham
Labor Force	• The city has experienced rapid growth over the last 20 years
Amenities	• Nearby retail and service amenities on NE 181st/Airport Way

STRATEGICALLY LOCATED

As the fourth-largest city in Oregon and the second-largest in the Portland metropolitan area, Gresham is ideally located, benefiting from business-friendly demographics, strong transportation connections for commuters and freight and a high quality of life. Gresham also boasts access to supplies, and a skilled labor force.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	20,026	144,324	237,821
Median Age	37.0	35.4	36.0
Unemployment Rate	6.8%	5.7%	5.7%
Bachelor's Degree or Higher	26.9%	23.4%	24.4%
Average HH Income	\$82,983	\$88,088	\$90,760
Average HH Size	2.48	2.73	2.76
Owner Occupied	44.3%	53.8%	55.9%
Renter Occupied	51.1%	42.6%	40.4%
Median Home Value	\$350,720	\$361,525	\$372,405

Source: Esri BAO 2022

**Best-for-Business
Jurisdiction in the
Portland Metro Area**

CALSTRS.

PANATTONI

CUSHMAN &
WAKEFIELD

NE AIRPORT WAY

NE 181ST AVE

84

NE SANDY BLVD

NE 185TH DR

INDUSTRIAL BLDG B

INDUSTRIAL BLDG A

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