

BLUE LAKE

CORPORATE PARK

19750-19790 NE
RIVERSIDE PKWY

Gresham, OR 97230



Unlock 378,000 SF of Prime Industrial Space in
Portland's Premier Airport Way Submarket



CUSHMAN &
WAKEFIELD



PrincipalSM

BUILT FOR BIG BUSINESS. DESIGNED TO DELIVER.

378,000 SF

HIGH-PERFORMANCE INDUSTRIAL SPACE
WITH MARKET-LEADING FEATURES

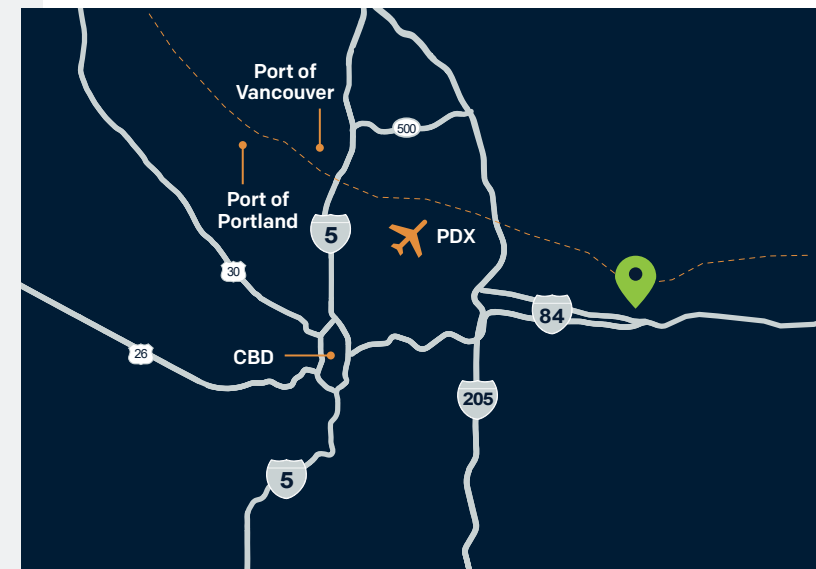
Blue Lake Corporate Park offers 378,000 SF of Class A industrial space in Portland's highest velocity submarket. With immediate access to I-84, I-205, and I-5, this location is built for seamless regional and West Coast distribution.

Featuring 32' clear height, 52' x 50' column spacing and a 7" reinforced floor slab, Blue Lake Corporate Park is designed for high-efficiency operations. The site includes 236 auto parking stalls, 52 trailer stalls, and a cross loaded design supporting logistics, e-commerce, and large-scale industrial users.

With a secured site, modern infrastructure, and high-performance design, Blue Lake Corporate Park delivers the space and connectivity needed for businesses looking to thrive in Portland's premier industrial hub.

HIGHLIGHTS

- 378,000 SF of Premier Industrial Space featuring a 7,910 SF Office Buildout
- Strategically Located with immediate access to major transportation corridors
- Modern, State-of-the-Art Facility constructed in 2020
- Seismically Reinforced with robust steel brace frames for enhanced structural integrity
- Heavy-Duty 7" Reinforced Concrete Slab designed for high-performance industrial use
- Durable Metal Roof System engineered for long-term reliability and weather resistance
- Advanced Cambridge Heating & Ventilation System for optimal energy efficiency and climate control
- Dual Access Gates with ability to motorize for access control
- Secure Trucker's Cage with transaction slot for controlled deliveries
- Dedicated Will Call Area and onsite restroom facilities



TOP OF MARKET FEATURES

420' x 900'

BUILDING DIMENSIONS

7,910 SF

OFFICE BUILD-OUT

52' X 50'

COLUMN SPACING

60' Deep

SPEED AISLE

32' Clear

CEILING HEIGHT

135' & 177'

TRUCK COURT

ESFR

SPRINKLERS

52

TRAILER PARKING

SEISMIC BRACING

Steel Brace Frames

CAR PARKING STALLS

232

DOCK LOADING DOORS

90 (50 With Dock Pit Leveler, Trailer Restraint, Dock Fan/Light, Dock Shelter)

DRIVE-IN LOADING DOORS

4

FLOOR SLAB

7" Reinforced

ROOF SYSTEM

Metal

INSULATION

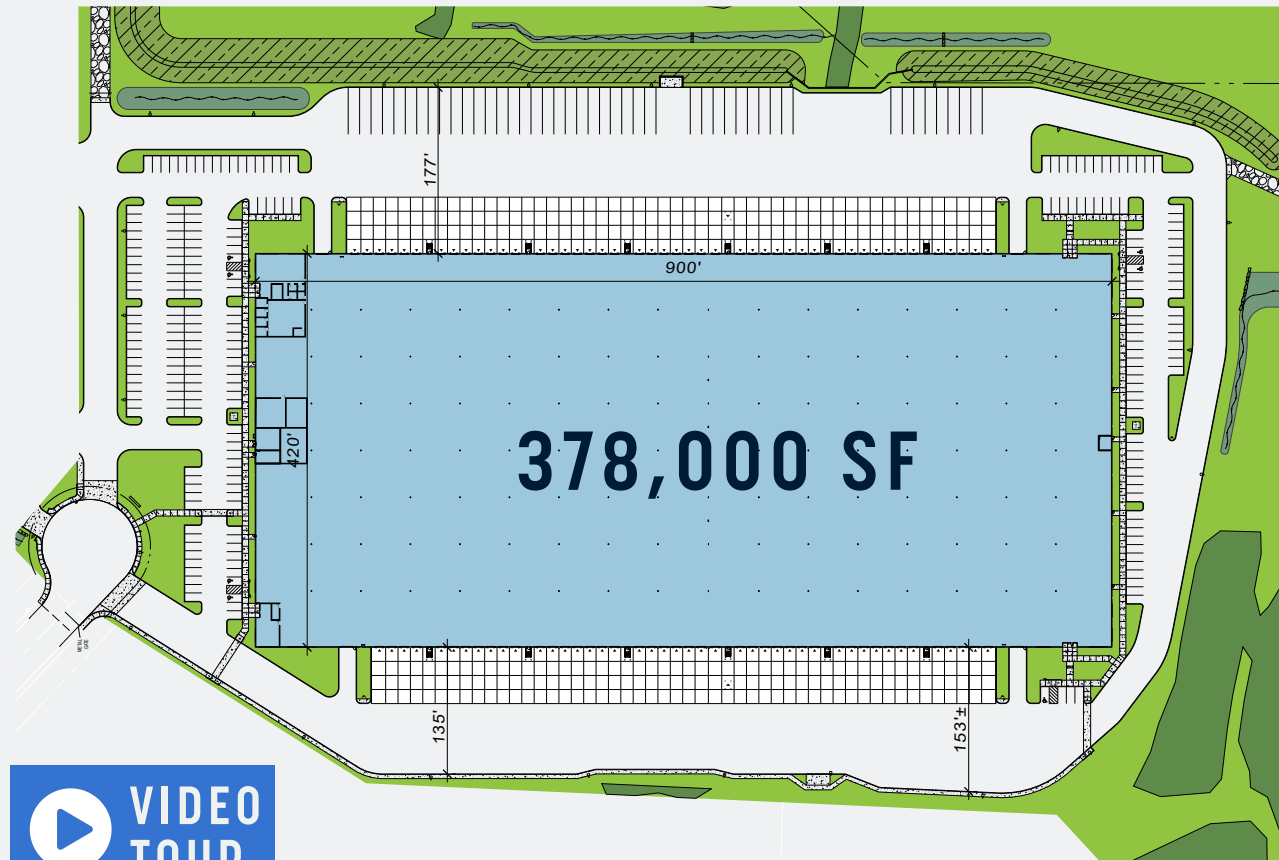
R30

HEATING/ VENTILATION

Cambridge/above code

POWER

1600 amp (2)
Expandable to
3000 amps (2)



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CORPORATE PARK



19750-19790 NE Riverside Pkwy, Gresham, OR 97230



A THRIVING HUB FOR BUSINESS AND COMMUNITY

As the fourth-largest city in Oregon and the second-largest in the Portland metropolitan area, Gresham is a thriving hub of economic opportunity and community growth. Strategically positioned just east of Portland, the city benefits from a dynamic blend of business-friendly demographics, a well-connected transportation network for both commuters and freight, and a strong local economy. Gresham also offers access to a skilled labor force, essential resources, and a high quality of life, with abundant parks, recreational opportunities, and a vibrant cultural scene. Its pro-business environment and commitment to sustainable development make it an attractive destination for companies and residents alike

GRESHAM, OREGON



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,772	73,753	260,836
MEDIAN AGE	44.1	38.9	39.7
BACHELOR'S DEGREE OR HIGHER	18%	22%	26%
AVERAGE HH INCOME	\$95,644	\$83,918	\$89,908
AVERAGE HH SIZE	2.7	2.7	2.6
OWNER OCCUPIED	961	13,852	52,777
RENTER OCCUPIED	393	12,097	41,946
MEDIAN HOME VALUE	\$347,513	\$390,537	\$407,040

ECONOMIC DEVELOPMENT

BUSINESS CLIMATE	Best for Business jurisdiction in the Portland Metro area
ECONOMICS	Below-average NNN expenses for the submarket
INCENTIVES	Located in the City of Gresham Enterprise Zone. E Z (Enterprise Zone) provides a three-to five-year property tax abatement on new investments, in exchange for meeting job creation and other business requirements. Eligible improvements include new construction, machinery and equipment, and major renovation and tenant improvements that increase the assessed value of the property.

DRIVE TIME

The I-5 corridor is the West Coast's most prominent distribution channel and Blue Lake Corporate Park is just minutes away.

1.5 mi • I-84

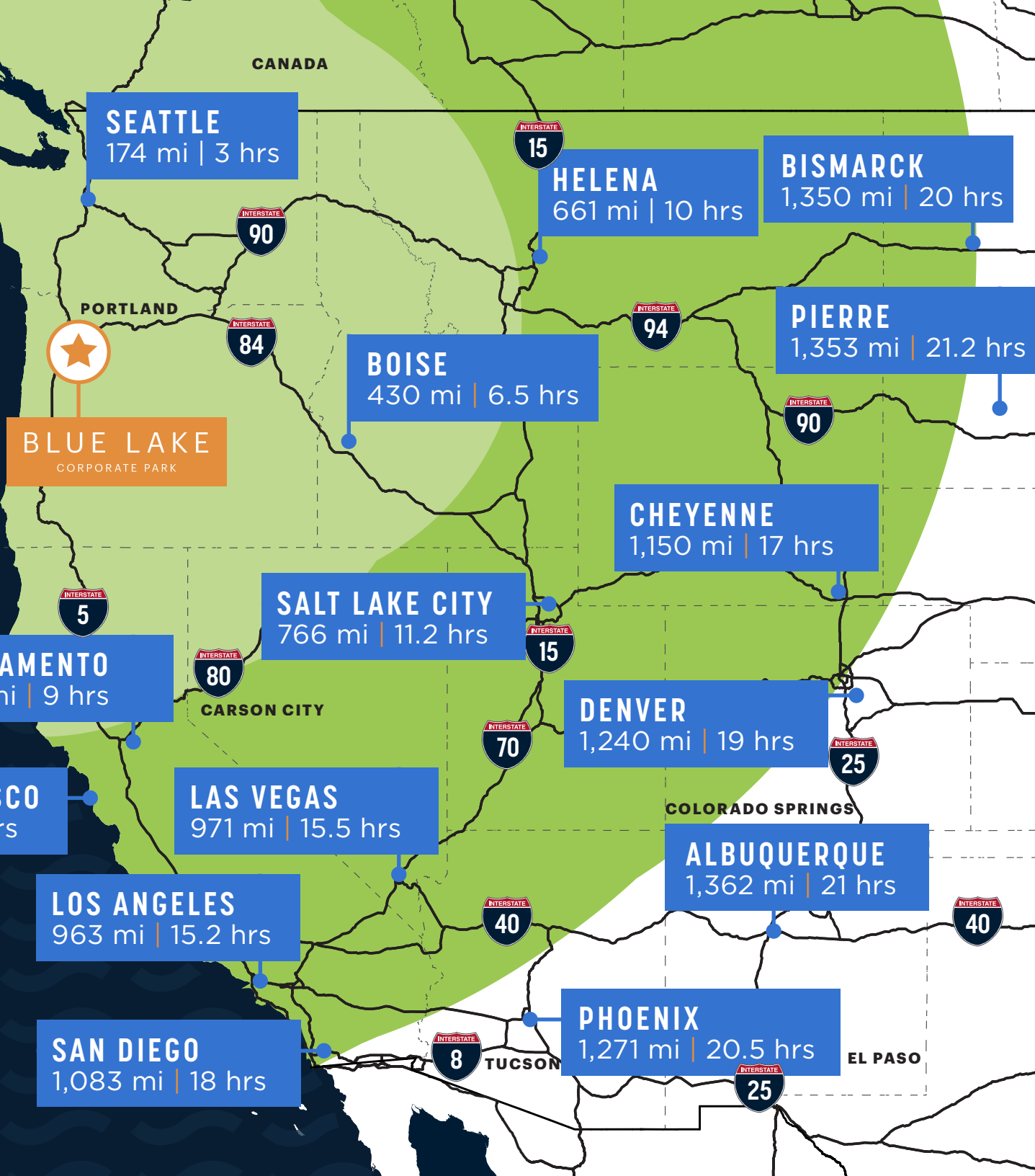
4 mi • I-205

7 mi • Portland Int'l Airport PDX

10 mi • I-5

12 mi • DT Portland

- 1 Day Delivery Zone
- 2 Day Delivery Zone





CORPORATE NEIGHBORS

City of Gresham is a business-friendly municipality with a well-established submarket at Airport Way, which is nearly completely built-out. The city offers tools and incentives to help eligible companies invest and reinvest in Gresham. The Economic Development team provides a single point of contact and expertise to ensure projects run smoothly. Over the past 20 years, Gresham has experienced rapid growth, supported by nearby retail and service amenities on NE 181st. Additionally, the area is home to several corporate neighbors, including Leatherman and Boeing, which contribute to the vibrant business environment.

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19750-19790 NE RIVERSIDE PKWY

Gresham, OR 97230

Just 1.5 miles to I-84 full
signalized interchange

Portland CBD

Vancouver, WA

PDX ✈️



COLUMBIA RIVER

NE AIRPORT WAY

NE 189TH AVE

SANDY BLVD



NE RIVERSIDE PKWY

BLUE LAKE
CORPORATE PARK

