

PORTLAND PORTAL III

18205-18365 NE SANDY BLVD
GRESHAM | OR 97230

CALSTRS.

PANATTONI®

CUSHMAN &
WAKEFIELD

AVAILABLE
145,096 SF
FOR LEASE OR SALE

LOCATED IN PORTLAND'S
HIGH VELOCITY
AIRPORT WAY SUBMARKET

\$.50 PSF TENANT MOVE-IN ALLOWANCE

50,000+ SF space, 60+ Months Term, Executed by 10/1/26

SOLD

**±2,750 SF
SPEC OFFICE**





PORTLAND PORTAL III

BUILDING FEATURES



145,096 TOTAL SF



DIVISIBLE TO
±35K SF TENANTS



39 DOCK DOORS
2 GRADE DOORS



CONCRETE TILT-UP
CONSTRUCTION



GENERAL
INDUSTRIAL (GI)
ZONING



83 AUTO
PARKING STALLS



SIGNALIZED
INTERSECTION



2,000 AMPS
3 PHASE



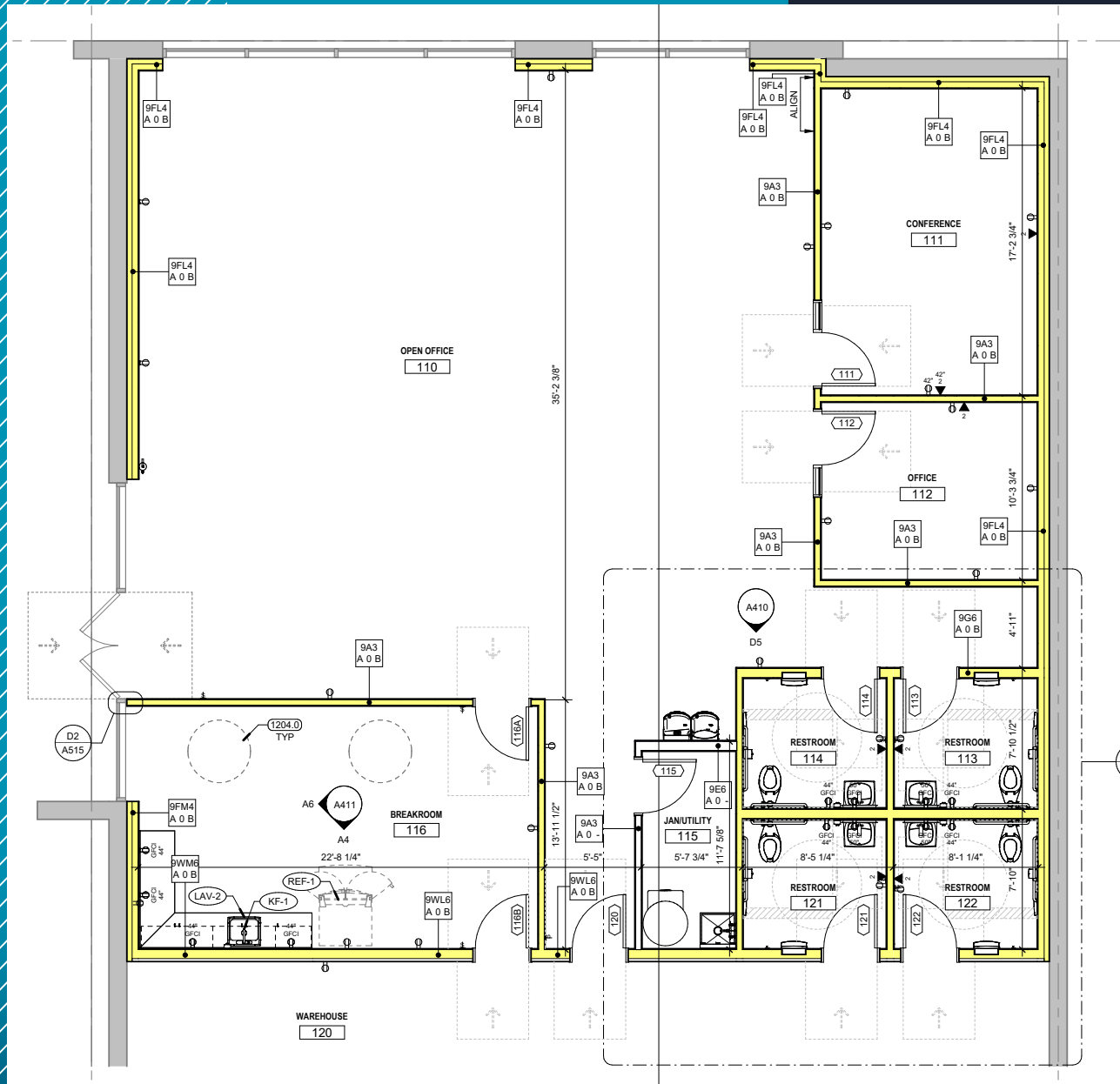
36'
CLEAR HEIGHT

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CUSHMAN & WAKEFIELD



PORTLAND PORTAL III

SPEC OFFICE FEATURES

- ±2,750 SF
- OPEN OFFICE AREA
- PRIVATE OFFICE
- CONFERENCE ROOM
- 4 PRIVATE RESTROOMS
- BREAKROOM / KITCHEN
- JANITORIAL / UTILITY



VICINITY MAP



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

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	• 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

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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