

# PORTLAND PORTAL III

DELIVERY Q1 2024

NE SANDY BLVD & NE AIRPORT WAY  
GRESHAM | OR 97230

CALSTRS.

PANATTONI®

CUSHMAN &  
WAKEFIELD

**UNDER CONSTRUCTION**

**216,696 SF  
FOR LEASE OR SALE**

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



# PROJECT HIGHLIGHTS



216,696 TOTAL SF



36' & 32'  
CLEAR HEIGHT



60 DOCK DOORS  
4 GRADE DOORS



CONCRETE TILT-UP  
CONSTRUCTION



DIVISIBLE TO 25K  
SF TENANTS



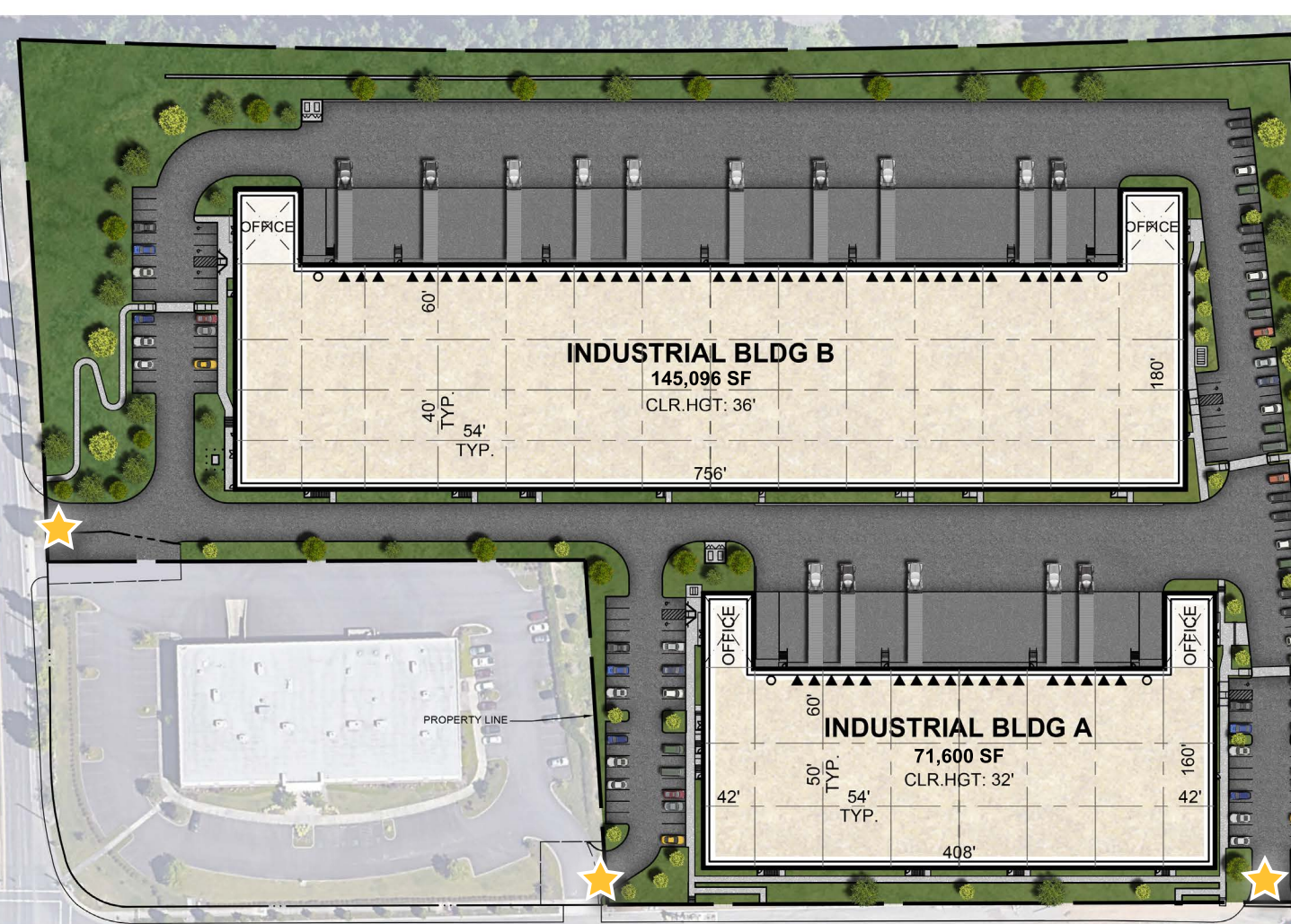
GENERAL  
INDUSTRIAL (GI)  
ZONING



156 AUTO  
PARKING STALLS



SIGNALIZED  
INTERSECTION



## BUILDING FEATURES

= ACCESS POINT

**A**

TOTAL SF	71,600 SF
OFFICE	Build to suit
DOCK	39
GRADE	2
CLEAR HEIGHT	32'
AUTO PARKING	73 (1.02/1000 SF)
COLUMN SPACING	54' x 50'

**B**

TOTAL SF	145,096 SF
OFFICE	Build to suit
DOCK	21
GRADE	2
CLEAR HEIGHT	36'
AUTO PARKING	83 (0.57/1000 SF)
COLUMN SPACING	54' x 40'



# 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"> <li>• The city is business-friendly with tools and incentives to help eligible companies willing to invest and reinvest in Gresham</li> <li>• 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</li> </ul>
Labor Force	• The city has experienced rapid growth over the last 20 years
Amenities	• Nearby retail and service amenities on NE 181st/Airport Way



**0.7 mi TO I-84**

**4.5 mi TO I-205**

**6.5 mi TO PDX AIRPORT**

**10.6 mi TO I-5**

**11.4 mi TO CBD**

# 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 181<sup>ST</sup> AVE

84



NE SANDY BLVD

NE 185<sup>TH</sup> DR

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