



Class A Industrial Sublease

Summit Portal Way Building

19018 NE Portal Way

Gresham, OR 97230

Overview

Available Premises	90,894 SF Total (15,233 Office SF)
Rental Rate	Please call for rates
Availability	July 2024
Term	Thru Feb 2028
Clear Height	26' min
Power	277/480V, 1,000 Amps
Sprinklers	ESPR – High Density
Dock Loading	12 current, ability to expand to 20
Grade Loading	4 grade level doors (12'x14')
Lighting	Motion-sensing T5HO high efficiency fluorescent
Parking	123 parking stalls

Space Specs

- 15,233 SF Class A office with two story atrium:
 - 8,045 SF 1st Floor Office
 - 6,702 SF 2nd Floor Office/Storage
 - 76,147 SF Warehouse/Manufacturing
- Large open warehouse breakroom and locker room for employees (4,320 SF)
- Warehouse is fully insulated
- New LED lighting throughout warehouse & office. Custom zone & timing lighting controls
- Racking and air compressor lines available to subtenant
- Dedicated server room with HVAC
- Current build-out completed in 2020



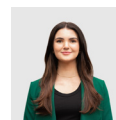
For more information:



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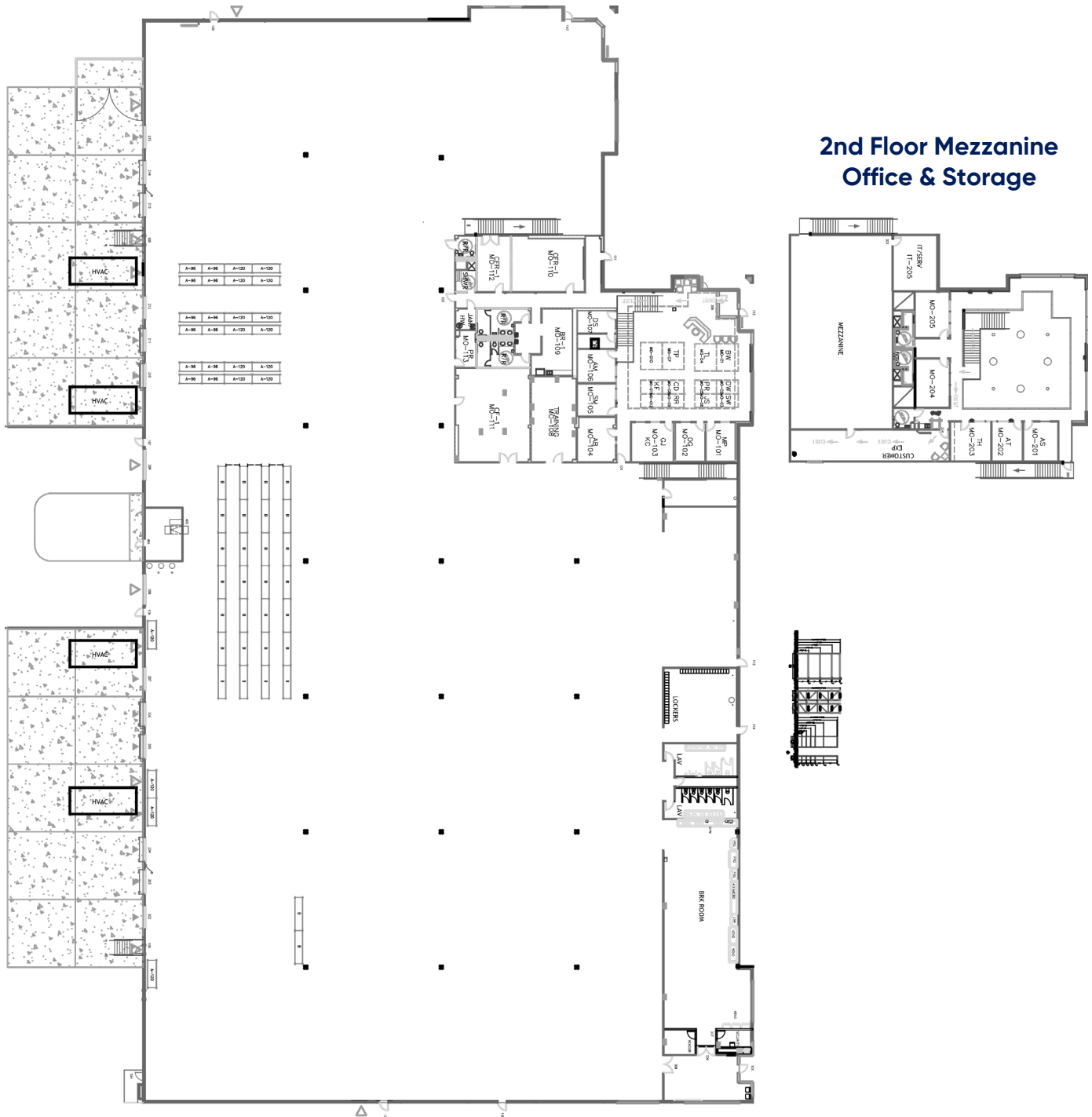


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2nd Floor Mezzanine Office & Storage



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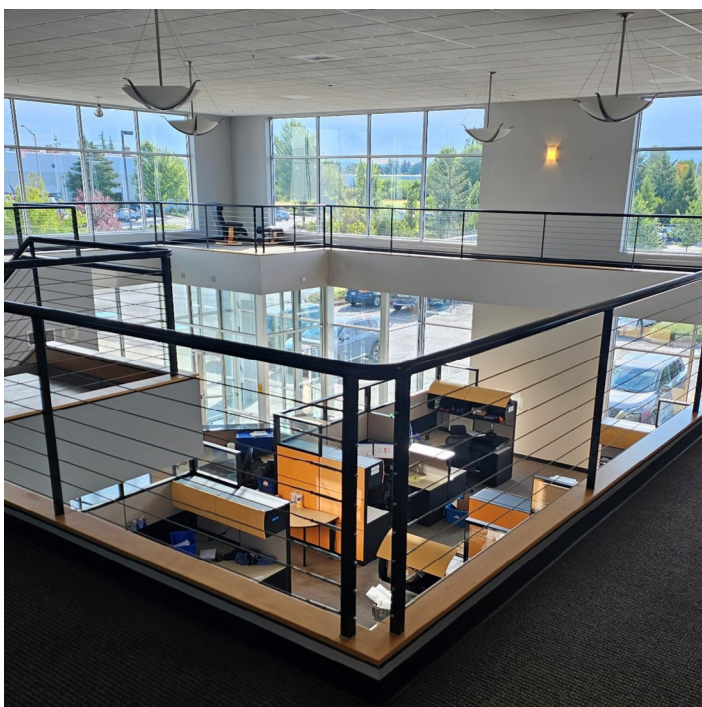
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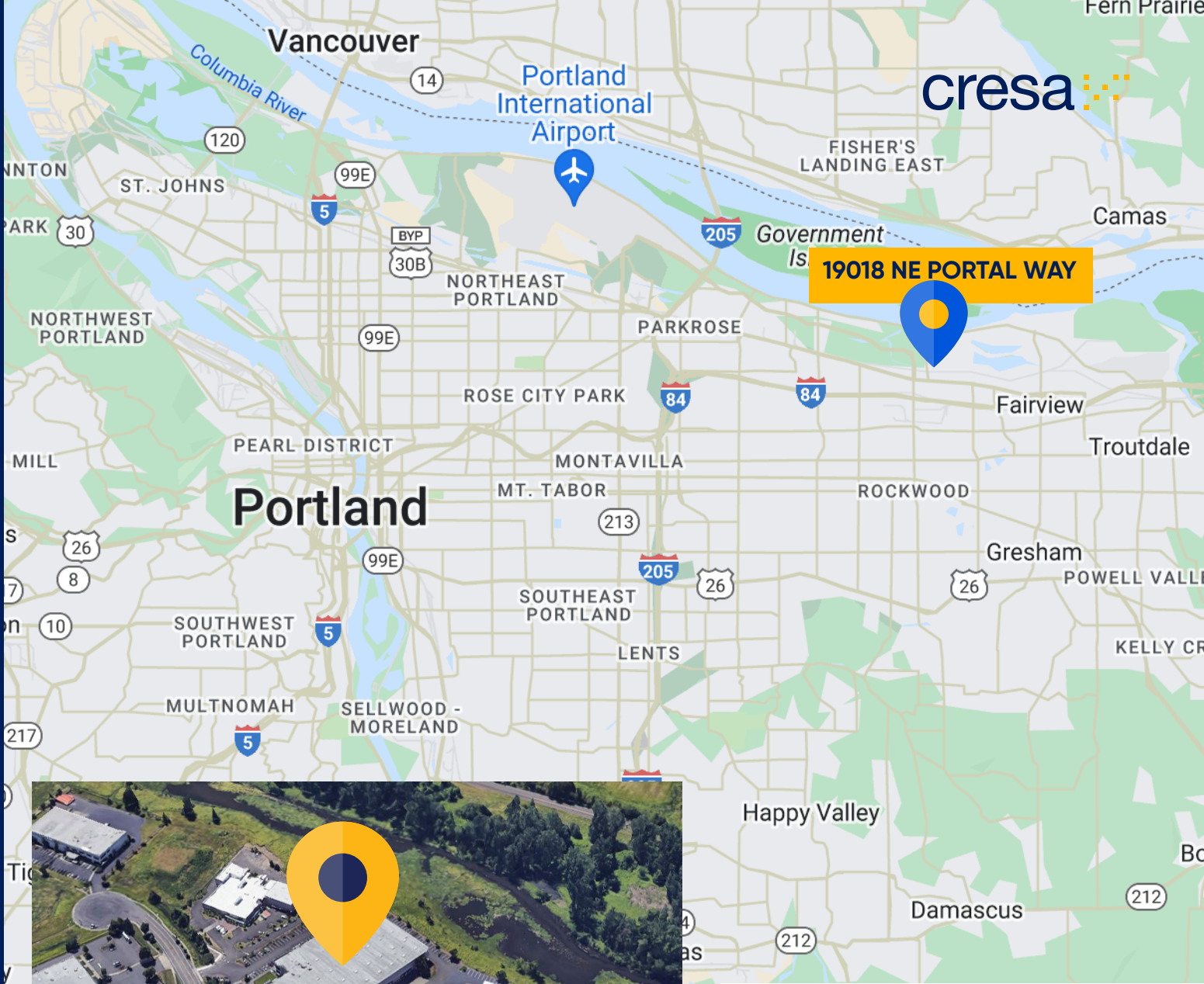
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MORE PHOTOS



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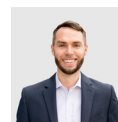


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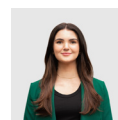
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