



VISTA



NEW 3 BUILDING PORTLAND, OR METRO LOGISTICS PARK

DESIGNED FOR THE 21ST CENTURY & BUILT FOR FLEXIBILITY

Strategically-located regional logistics park designed to serve the needs of distribution and industrial businesses, enabling rapid deployment to the entire Pacific Northwest.

- 37.42 Acre Site
- Combined \pm 733,232 SF Between 3 buildings
- Divisible down to 37,000 SF
- \pm 443 Parking Spaces
- \pm 70 Trailer Spaces
- Building C Double Loaded
- Call For Rates

For leasing information contact

Dave Ellis
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Don Ossey, SIOR
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503.542.2907
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vistalogisticspark.com



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Site Overview



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Building A

FEATURES INCLUDE

Shell: 37,000 - 113,144 Square Feet

Office: Build To Suit

Clear Height: 30 Feet (To Bottom of Structure)

Dock Doors: 22 (9' x 10')

Grade Level Doors: 4 (12' x 14')

Column Spacing: 60' x 52'

Sprinkler: ESFR

Lighting: Motion Sensor LED

Electrical: 1,600 Amp, 480/277 Volt

Auto Parking: 128 Spaces (1.13/1000)

Trailer Parking: N/A

Zoning: (GI) General Industrial

Incentives: Gresham Enterprise Zone

Truck Court: 215' (Shared)

6" Reinforced Dock Apron

6" Reinforced Concrete Slab (400 lbs/sf)

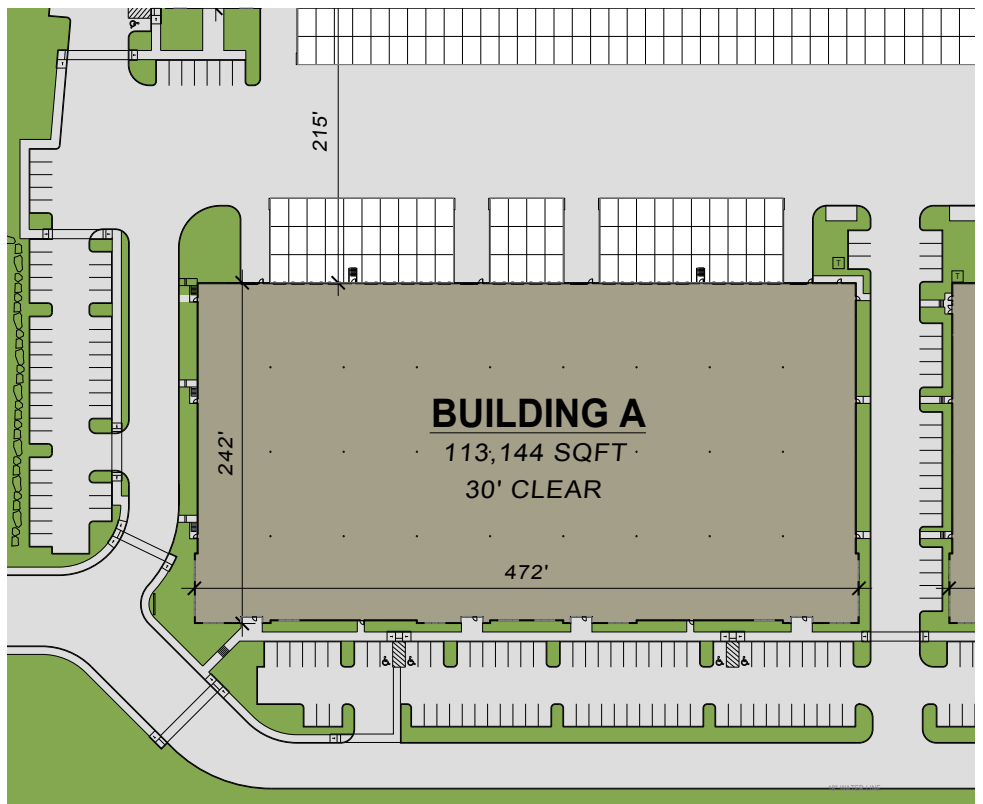
Lease Rate: Ask For Rates

FEATURES INCLUDE

Power: Portland General Electric

Gas: Northwest Natural

Water/Sewer: City of Gresham



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Building B

FEATURES INCLUDE

Shell: 37,000 - 125,624 Square Feet

Office: Build To Suit

Clear Height: 30 Feet (To Bottom of Structure)

Dock Doors: 26 (9' x 10')

Grade Level Doors: 4 (12' x 14')

Column Spacing: 60' x 52'

Sprinkler: ESFR

Lighting: Motion Sensor LED

Electrical: 1,600 Amp, 480/277 Volt

Auto Parking: 118 Spaces (0.93/1000)

Trailer Parking: N/A

Zoning: (GI) General Industrial

Incentives: Gresham Enterprise Zone

Truck Court: 215' (Shared)

6" Reinforced Dock Apron

6" Reinforced Concrete Slab (400 lbs/sf)

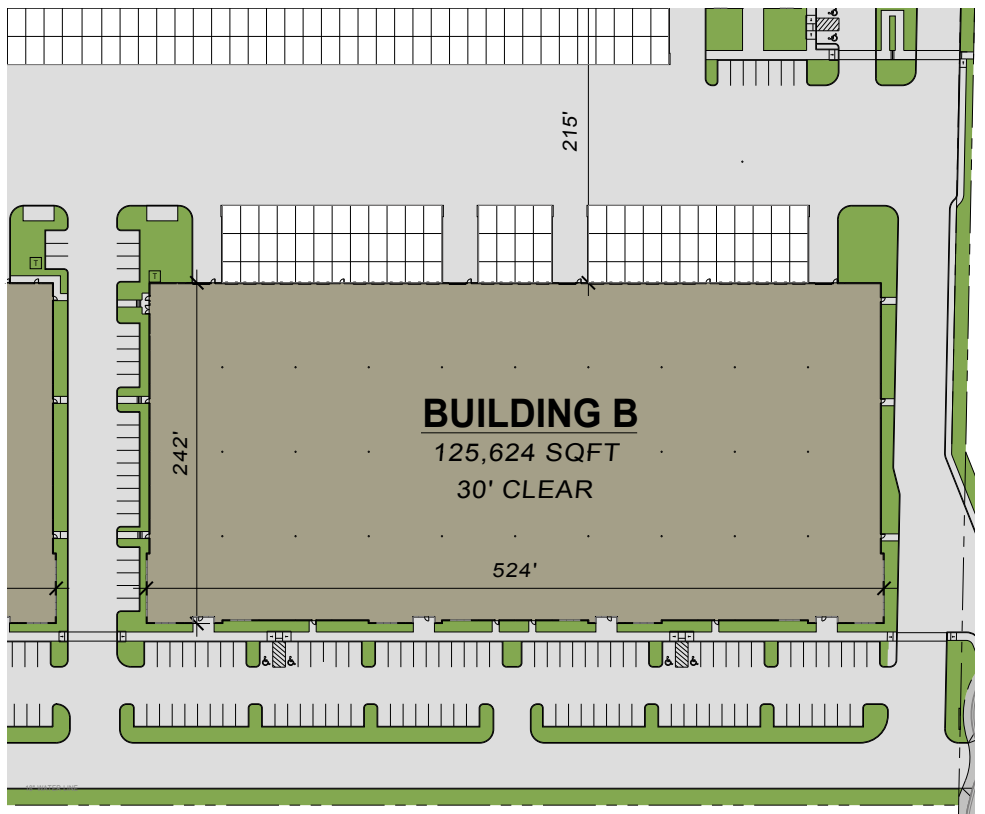
Lease Rate: Ask For Rates

FEATURES INCLUDE

Power: Portland General Electric

Gas: Northwest Natural

Water/Sewer: City of Gresham



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Building C

FEATURES INCLUDE

Shell: 196,963 Square Feet

Office: Build To Suit

Clear Height: 36 Feet (To Bottom of Structure)

Dock Doors: 41 (9' x 10')

Grade Level Doors: 2 (12' x 14')

Column Spacing: 60' x 52'

Sprinkler: ESFR

Lighting: Motion Sensor LED

Electrical: 3,000 Amps, 480 Volt, 3-Phase

Auto Parking: 147 Spaces (0.40/1000)

Trailer Parking: 30 Stalls

Zoning: (GI) General Industrial

Incentives: Gresham Enterprise Zone

Truck Court: 215' (Shared) & 185'

6" Reinforced Dock Apron

6" Reinforced Concrete Slab (400 lbs/sf)

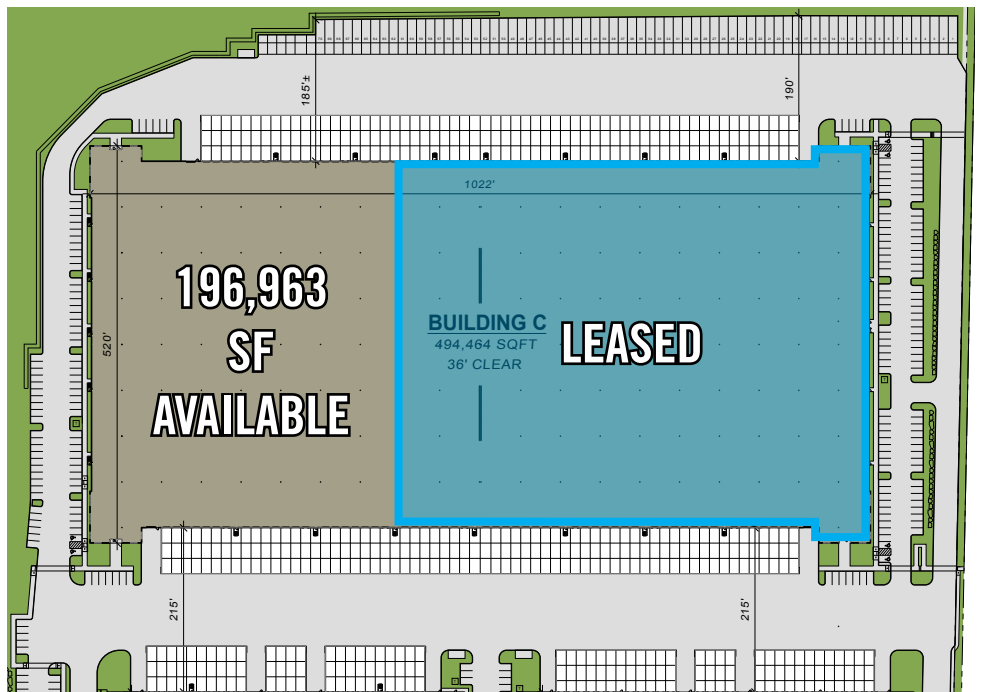
Lease Rate: Ask For Rates

FEATURES INCLUDE

Power: Portland General Electric

Gas: Northwest Natural

Water/Sewer: City of Gresham



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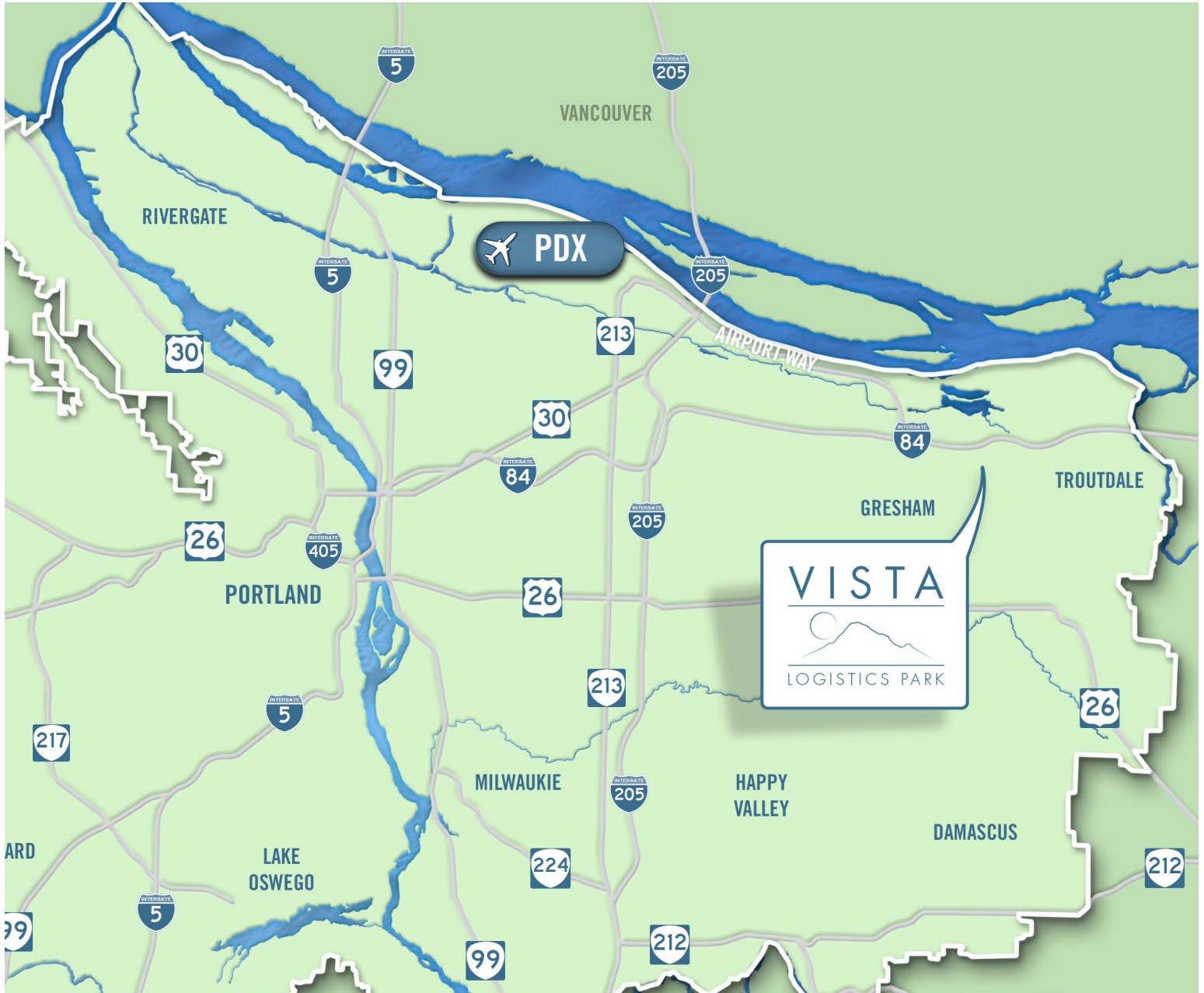


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Portland Metro Area



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Location

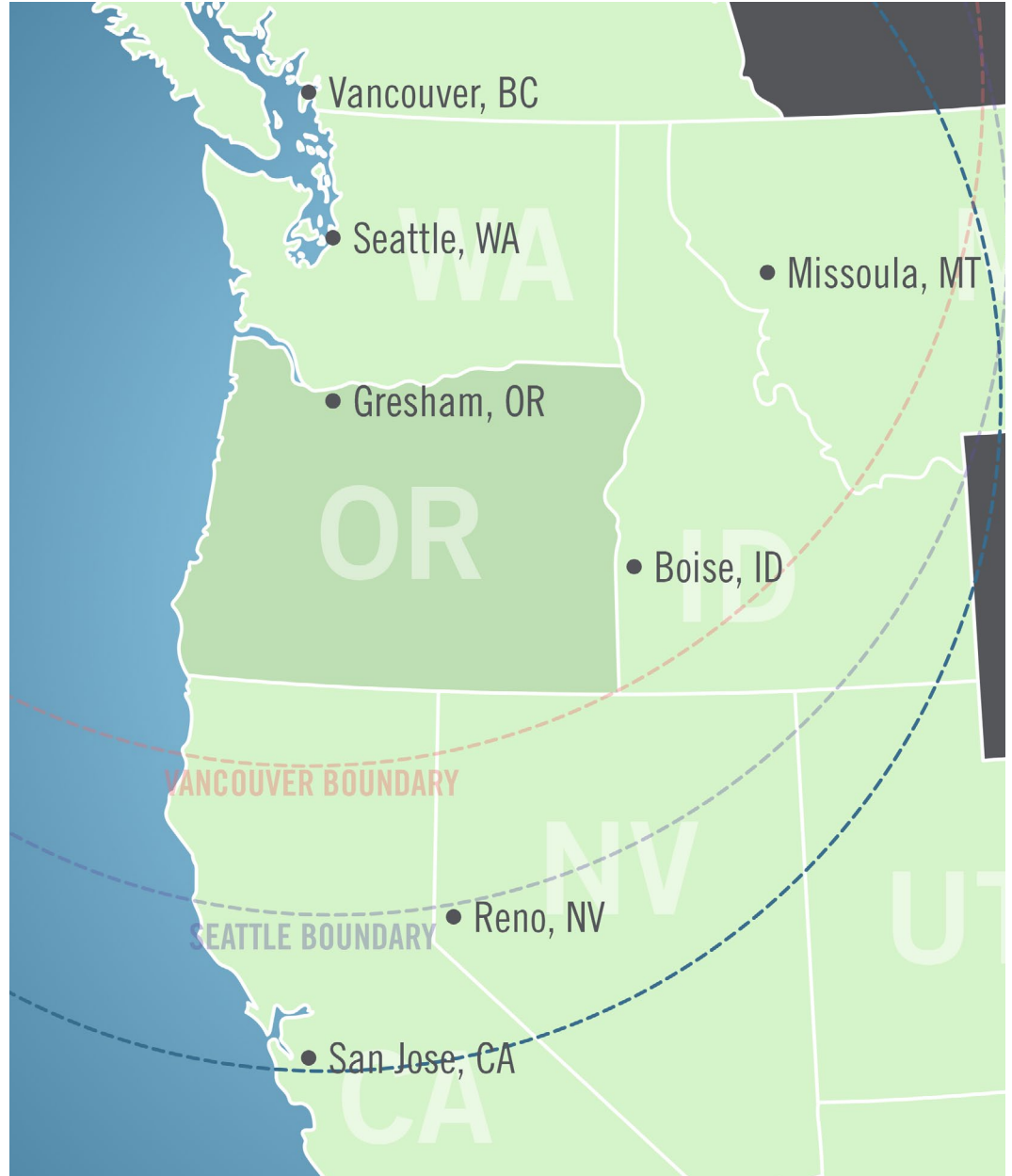
Your Pacific Northwest Hub.

Well located just east of the Portland metro area with access to all major transportation terminals

- Serve Vancouver B.C., Seattle, Portland, Sacramento, and Reno within one day drive time
- Serve entire Portland MSA in less than an hour and Seattle in four to five hours

Proximity

Miles to Portland CBD	15.5
Miles to Seattle CBD	180
Miles to Boise, ID via I-84	417
Miles to Reno, NV	546
Miles to Sacramento, CA	594



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LOGISTICS PARK

Site Plan



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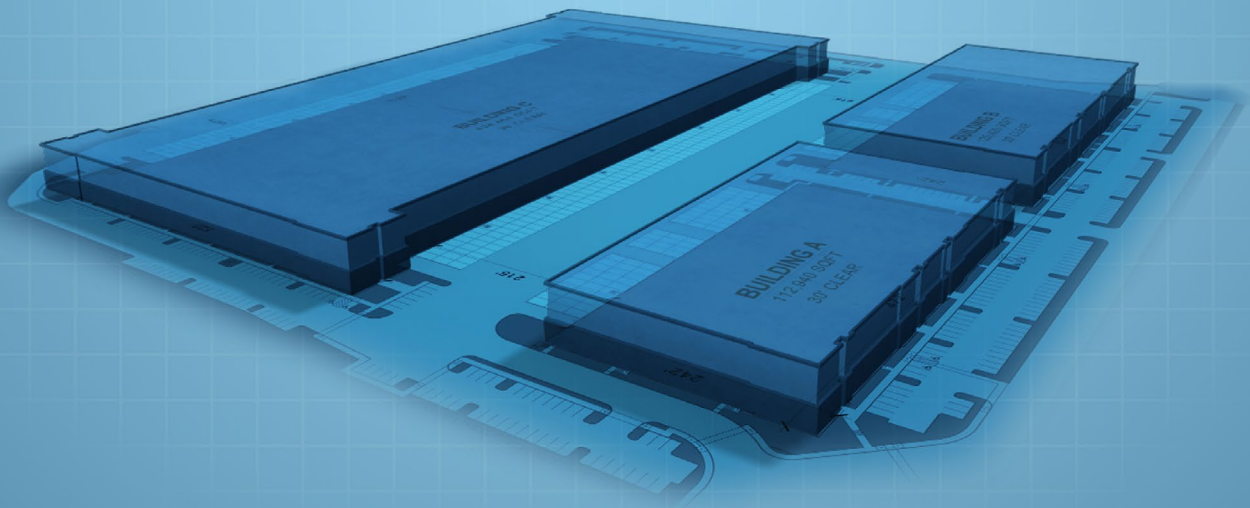
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think
[BIGGER]

Portland's largest speculative development *ever*.



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