



## **316 NE 219th Ave**

302-376 NE 219th Ave, Gresham, OR 97030

**Laurie Henkle**

Lofgren Management Company  
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(503) 980-5117



## 316 NE 219th Ave

\$12.60 /SF/Yr

This space has it all. Safe, quiet and beautiful business park setting with Clear Creek running down side of property. Existing tenants are friendly and long-standing. You will love the location and the people and the parking! Great "home" for anyone who wants to work hard in a beautiful setting:) Tons of power, fully climatized (air conditioning throughout warehouse and office), well lit and lots of natural light, couple minutes off of I-84, about 15 minutes from downtown. Even has a shower! You can work out at Grit in the same building, take a shower and go right back to work. My (personal) favorite space in the whole business park!! Great live/work lifestyle....

- Lots of power, parking, great freeway access. this space has it all! Including a shower!
- Lots of natural Light, whole space is air conditioned (two different air conditioning systems. One for office, one for warehouse.
- Awesome space!



Rental Rate:	\$12.60 /SF/Yr
Property Type:	Industrial
Property Subtype:	Warehouse
Rentable Building Area:	42,000 SF
Year Built:	1992
Rental Rate Mo:	\$1.05 USD/SF/Mo

## 1st Floor Ste 316

Space Available	3,500 SF
Rental Rate	\$12.60 /SF/Yr
Date Available	Now
Service Type	Triple Net (NNN)
Office Size	600 SF
Space Type	Relet
Space Use	Industrial
Lease Term	2 - 5 Years

Approximately 2900 sf of air conditioned high bay light industrial space with 600 sf office. For lease in Gresham area light industrial park. Safe and peaceful location. Located a couple minutes off of I-84. 18' high finished ceilings with energy efficient led lighting. One bathroom with shower. Tons of power. Beautiful corner setting in well established multi tenant building (5 other tenants). Grade level roll up door with 2 storefront entry doors. Will consider 2-5 year term. Call Laurie for appointment to see. 503 980 5117



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# Property Photos



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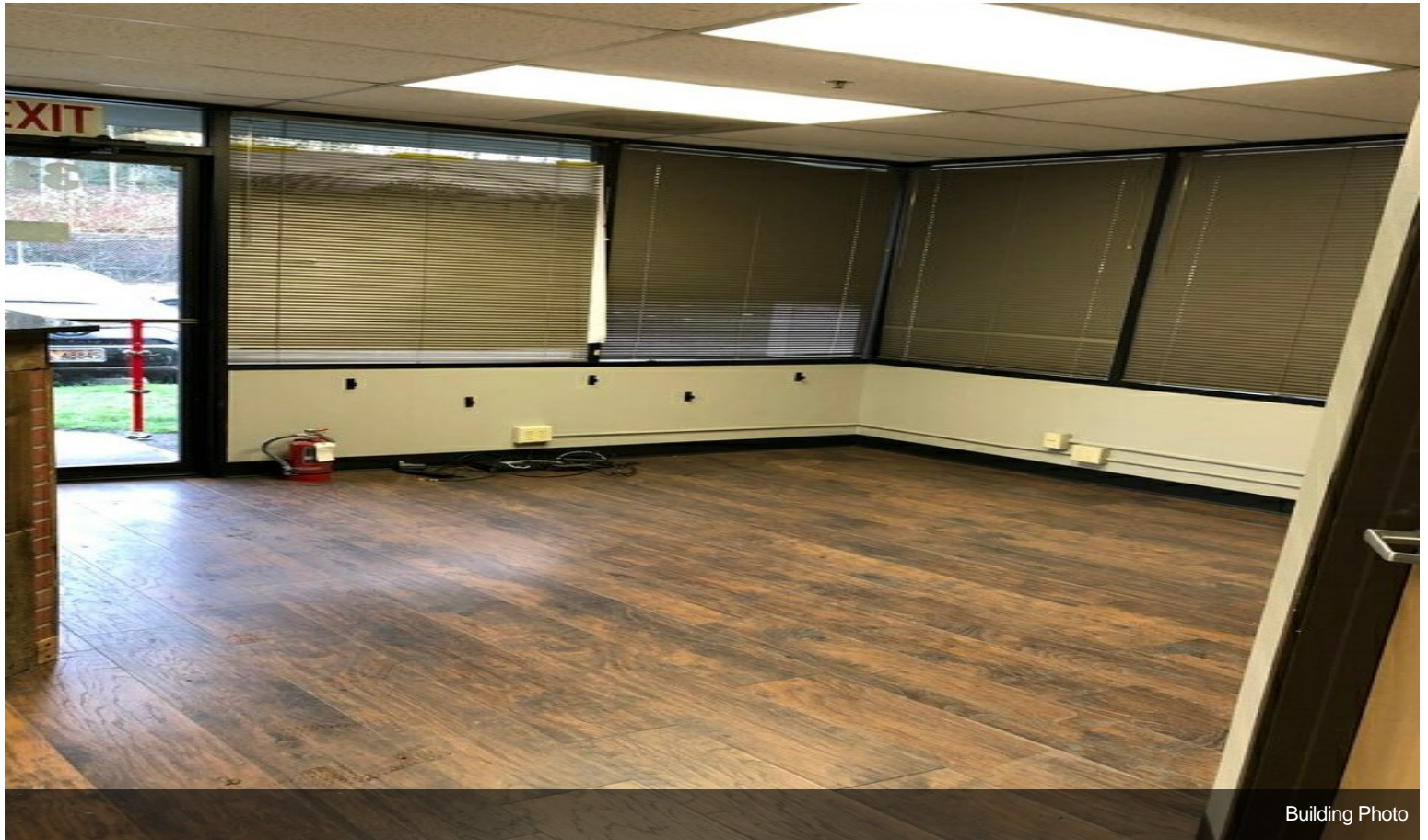


Building Photo

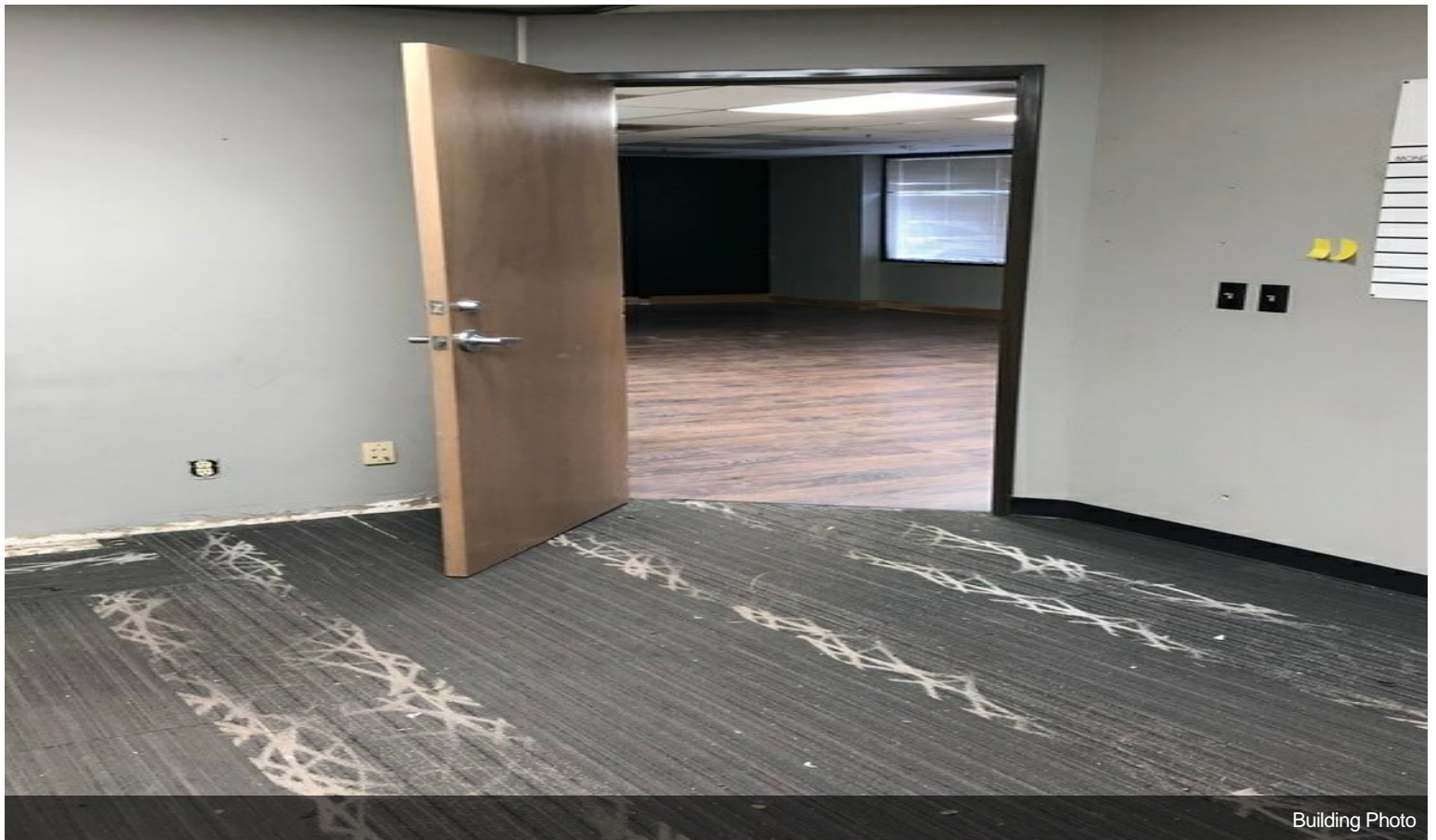


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