



FOR LEASE | NEW SOUTHSORE INDUSTRIAL
Big Eddy Commerce Center
 NE Riverside Parkway, Gresham, Oregon

COMPLETION Q2 2017



City of Gresham with Portland Mailing Address
No Portland Business Tax
Located in the Rockwood Urban Renewal Area



Property Highlights

| | |
|----------------------------|---|
| Bldg Construction | Concrete Tilt-Up |
| Clear Height | 30 Feet |
| Loading | 30 Dock 5 Grade Level doors |
| Power | 1,600 AMP, 3-Phase, 240 Volt |
| Sprinkler | ESFR |
| Skylights | Yes |
| Floor Thickness | 6" Reinforced |
| Roof | TPO 45 Mil, 15-Year Warranty |
| Lighting | T-5, 15 Foot Warranty |
| Yard Area / Parking | May be configured for auto and/or trailer parking as needed |

153,232 SF Industrial Building (divisible)
 with Build-to-Suit Office on approximately 7.5 Acres

Lease Rate: \$0.50/\$0.90, NNN

Access

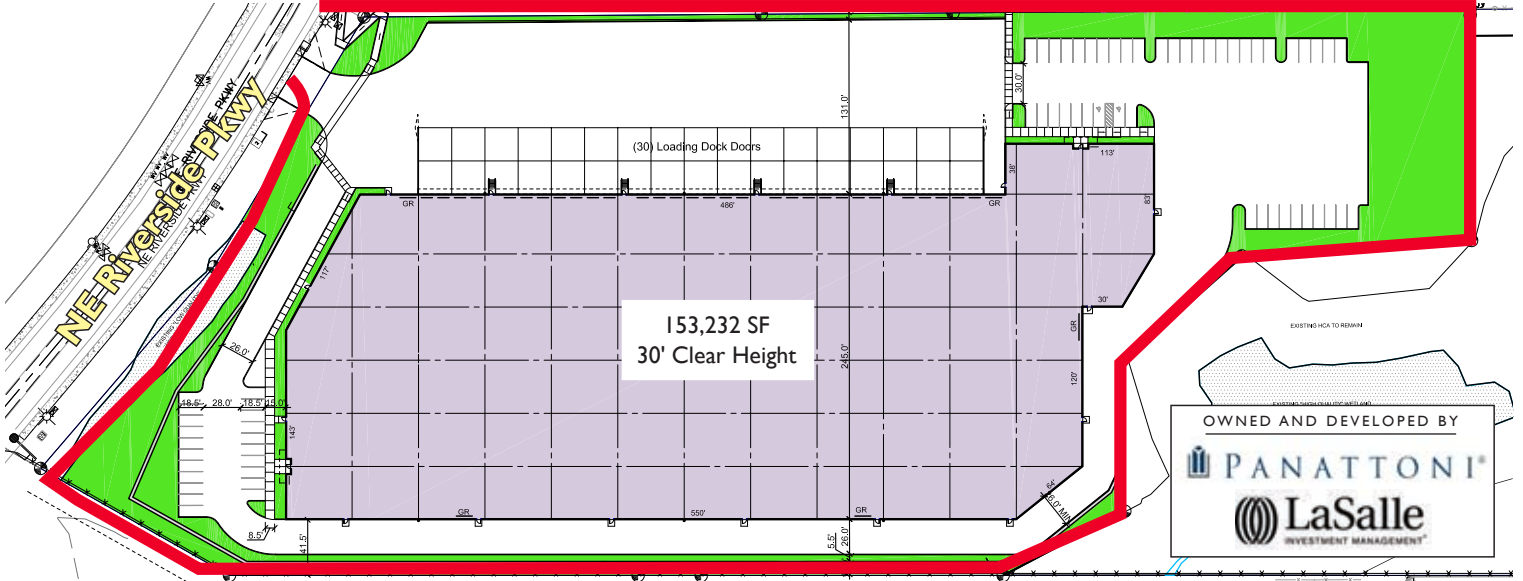
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|---------------------------------------|-----------|
| I-84 Full Interchange at 181st Avenue | 1.8 miles |
| I-205 | 4.5 miles |
| Portland International Airport | 7 miles |
| I-5 | 12 miles |

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CORPORATE NEIGHBORS

- 1 Case New Holland
- 2 Petco
- 3 Leatherman Tools
- 4 DHL
- 5 Owens Corning
- 6 Aramark Uniform Services
- 7 West Coast Paper
- 8 Lacrosse Footwear
- 9 Harry's Fresh Foods
- 10 Nautilus
- 11 Bridgestone/Firestone
- 12 Staples
- 13 Vistar
- 14 Danner Boot
- 15 Fujicolor
- 16 Spicers Paper
- 17 Frito Lay
- 18 Honda
- 19 Tharco
- 20 Xerox ACS
- 21 Boeing Campus



Located within the Airport Way submarket and adjacent to Southshore, a 230-acre master-planned business park development

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