

BUILT FOR  
**BIG OPPORTUNITIES**

*Largest Building in Portland's Highest Velocity Submarket*



**IMMEDIATE PROXIMITY  
TO TRANSPORTATION  
INFRASTRUCTURE**



**LARGEST FLOOR PLATE  
IN AIRPORT WAY  
SUBMARKET**

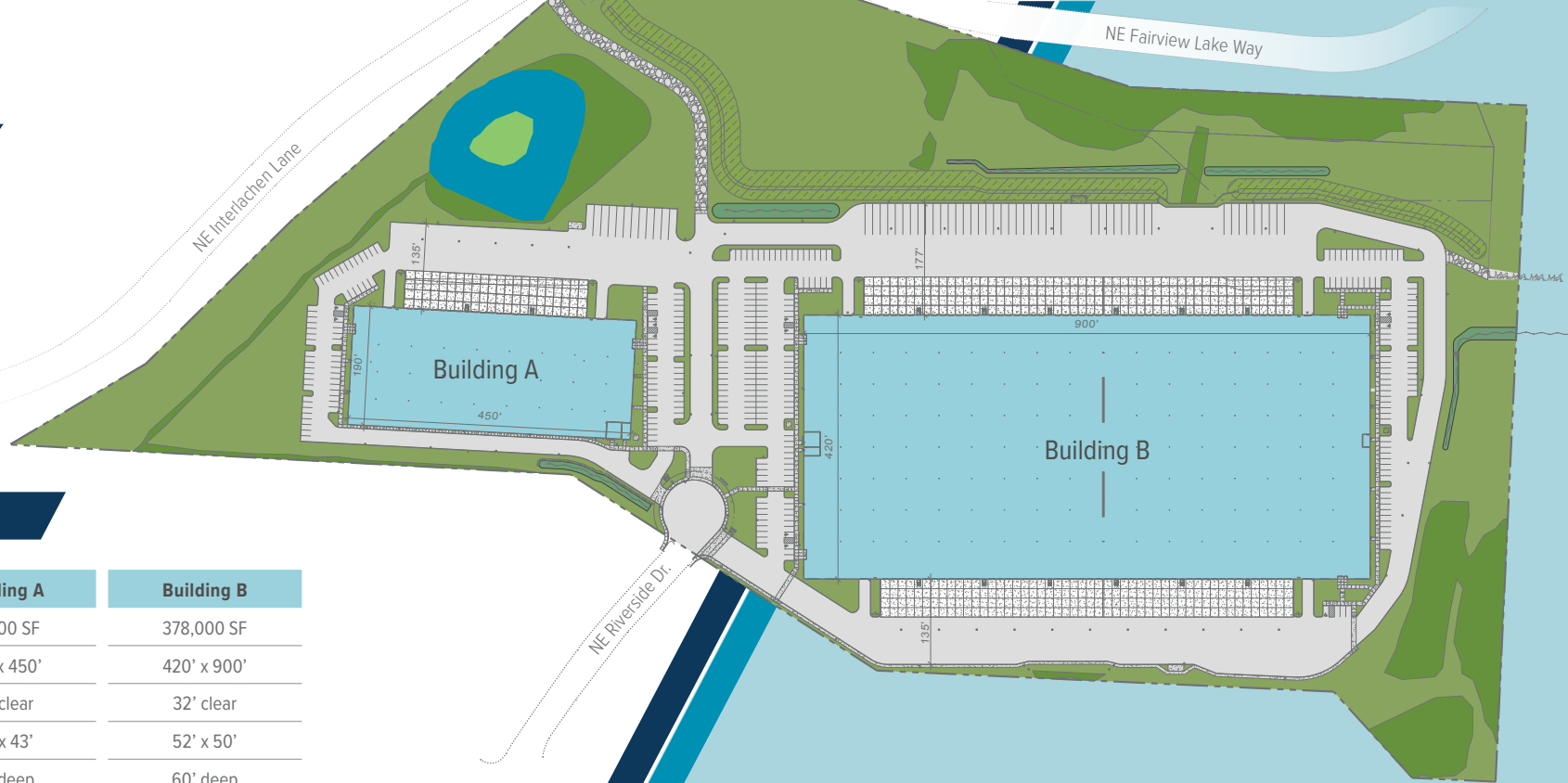


**MARKET LEADING  
FEATURES**







# BLUE LAKE CORPORATE PARK

GRESHAM, OREGON

Designed with  
market leading  
features



## PROJECT HIGHLIGHTS

	Building A	Building B
Building Size	85,500 SF	378,000 SF
Building Dimensions	190' x 450'	420' x 900'
Ceiling Height	30' clear	32' clear
Column Spacing	52' x 43'	52' x 50'
Speed Aisle	60' deep	60' deep
Seismic Bracing		 Steel Brace Frames
Car Parking Stalls	104	236
Trailer Parking	12	44
Truck Court	135'	135' & 177'
Dock Loading	18	90
Drive In Loading	2	4
Floor Slab	6.5" Reinforced	 7" Reinforced
Roof System	Composite Wood	 Metal
Insulation	R20	 R30
Heating/Ventilation	 Cambridge/above code	 Cambridge/above code
Power	<ul style="list-style-type: none"> <li>• 1600 amp</li> <li>• Expandable to 3000 amps</li> </ul>	<ul style="list-style-type: none"> <li>• 1600 amp (2)</li> <li>• Expandable to 3000 amps (2)</li> </ul>

 Market Leading Features

Portland mailing address available.

Blue Lake Corporate Park is Airport Way's newest Class A industrial development and the largest building under construction in the submarket. The project, scheduled to deliver in the first quarter of 2020, has two buildings totaling 463,500 square feet on a 41 acre site with abundant trailer storage and parking for your employees. Blue Lake Corporate Park delivers easy ingress/egress to Interstate 84, 205 and 5, necessary to move product across the region and the entire West Coast.

The design will appeal to users that seek a strong front door entrance appearance and a secured site. The versatile floor plate will accommodate fulfillment operations or higher office build-outs. Building B is designed with top-of-market features including, steel braced seismic frames, metal roof deck structure and above standard/code insulation, air circulation and heating, ideal for both e-commerce and food grade warehouse uses.

VICINITY MAP



STRATEGIC LOCATION

The I-5 corridor is the West Coast's most prominent distribution channel and Blue Lake Corporate Park is just minutes away.

 1.5 miles

 7 miles to PDX

 4 miles

 12 miles to CBD

 10 miles

FREEWAY NETWORK



**CORPORATE NEIGHBORS**



**LOCATION INCENTIVES**

Location Highlights	
Location	• City of Gresham
Business Climate	• Best for Business jurisdiction in the Portland Metro area
Submarket	• Airport Way - Well established and nearly completely built-out
Economics	• Below-average NNN expenses for the submarket
Incentives*	<ul style="list-style-type: none"> <li>• Located in the City of Gresham Urban Renewal Area or Enterprise Zone</li> <li>• Qualified companies are eligible for a New Industries Grant of up to \$1M paid out over up to 5 years</li> <li>• Eligible improvements include new construction, machinery and equipment, and major renovation and tenant improvements that increase the assessed value of the property</li> </ul>
Demographics	<ul style="list-style-type: none"> <li>• Dense population base</li> <li>• Strong workforce with some of the area's most affordable housing nearby</li> </ul>
Amenities	• Nearby retail and service amenities on NE 181st/Airport Way

\*Subject to City Approval

*Excellent location in Portland's highest velocity submarket.*

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