

Month 6 Base Rent Free!



For Lease

Suites Available!

12683 NE Whitaker Way Portland, OR 97230

Located Near Portland International Airport

12685, 12689 A,B, 12717 NE Whitaker Way

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Kiely@GridPropertyManagement.com

503-406-2760

WhitakerIndustrialPark.com



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Available Suites

- Suite 12685 Available Now!
- Suite 12717 Available 12/29/2023



PROPERTY FEATURES

- 4 buildings comprising approximately 85,860 sqft of rentable space
- Quick access to I-205 and I-84 - Near PDX
- Ideal for warehouse, production or light manufacturing usage
- Industrial park recently underwent site-wide improvements including fresh exterior paint, updated exterior lighting, and a parking lot repair/re-coat
- Each suite is located in a butler-style, insulated, pitched roof structure with high interior ceilings and wide spans
- Full site-wide digital camera security system with cloud storage

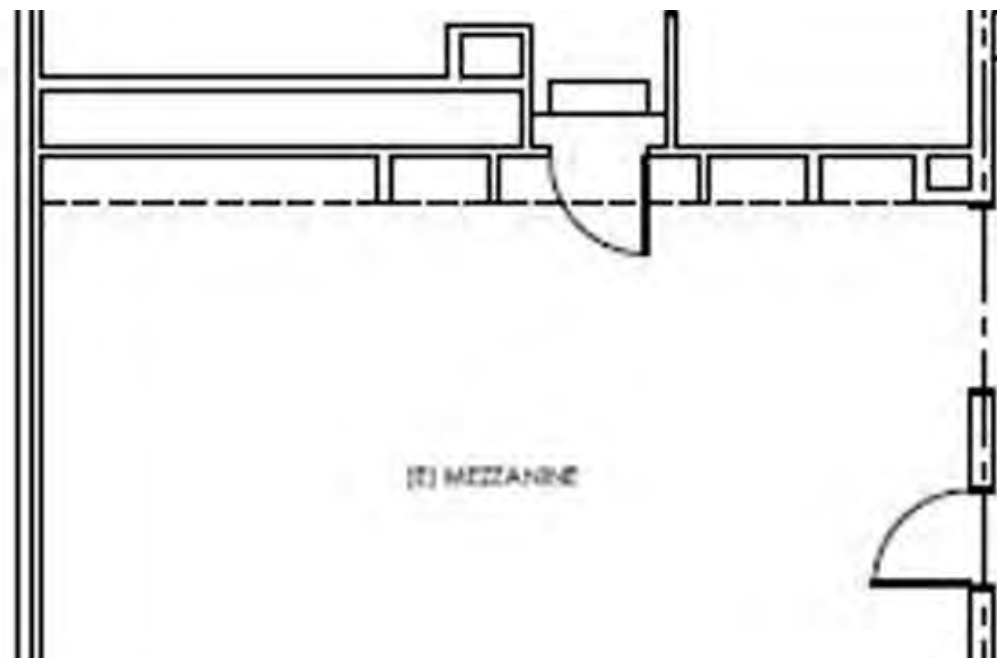
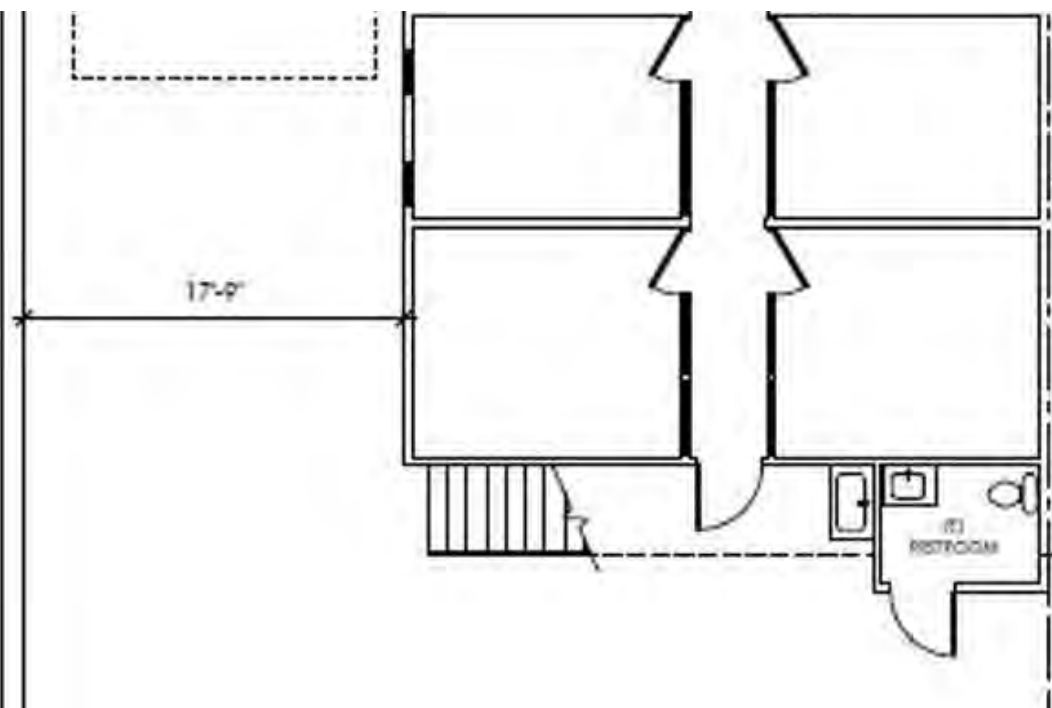
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Suite 12685

AMENITIES

- 3,972 SqFt
- Private Office
- Mezzanine build-out
- One (1) 14' high roll-up door
- one (1) standard entry door
- High Interior Clearance
- Assigned Outdoor Parking



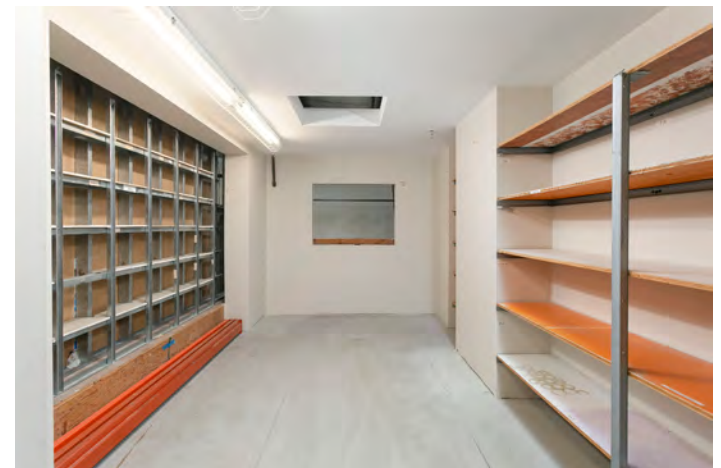
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Suite 12685 - Pricing

- The first-year base rent rate is \$11.00 per year per square foot (\$3,641.00 per month), plus \$2.30 per year per square foot pro-rata allocation of triple net (NNN) costs (\$761.30 per month), resulting in all-in lease costs of \$4,402.30 per month for year 1 with 5% annual increases on base rent.
- **Base rent for month 6 of the lease ((\$3,641.00) will be abated. The tenant will still be responsible for paying the OpEx charge for month 6 of the lease (\$761.30).* Limited time, must sign a 12-month minimum lease.**
- One-year minimum lease. Extensions beyond one year are available.
- Tenants will also pay for their own electricity, gas, and garbage.



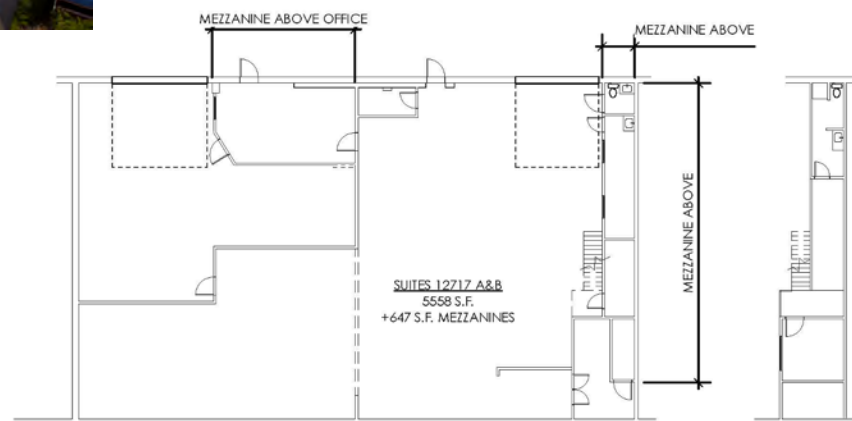
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Suite 12717

AMENITIES

- 6,205 SqFt
- Office Build-Out
- Warehouse Space
- Private Restrooms
- Assigned Outdoor Parking
- High Ceiling Clearance
- Industrial Park



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Suite 12717 - Pricing

- The first-year base rent rate is \$11.00 per year per square foot (\$5,687.92 per month), plus \$2.30 per year per square foot pro-rata allocation of triple net (NNN) costs (\$1,189.29 per month), resulting in all-in lease costs of \$4,402.30 per month for year 1 with 5% annual increases on base rent.
- **Base rent for month 6 of the lease ((\$5,687.92) will be abated. The tenant will still be responsible for paying the OpEx charge for month 6 of the lease (\$1,189.29). * Limited time, must sign a 12-month minimum lease.**
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Contact Us!

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Grid Property Management is a Portland-based property management firm that specializes in the management of commercial, and industrial property in the greater Portland metropolitan area.