



For Lease

Springwater Industrial Park

11215, 11317, 11403 SE Foster Road, Portland, OR 97266

2,750 - 3,100 SqFt - 5 single story buildings

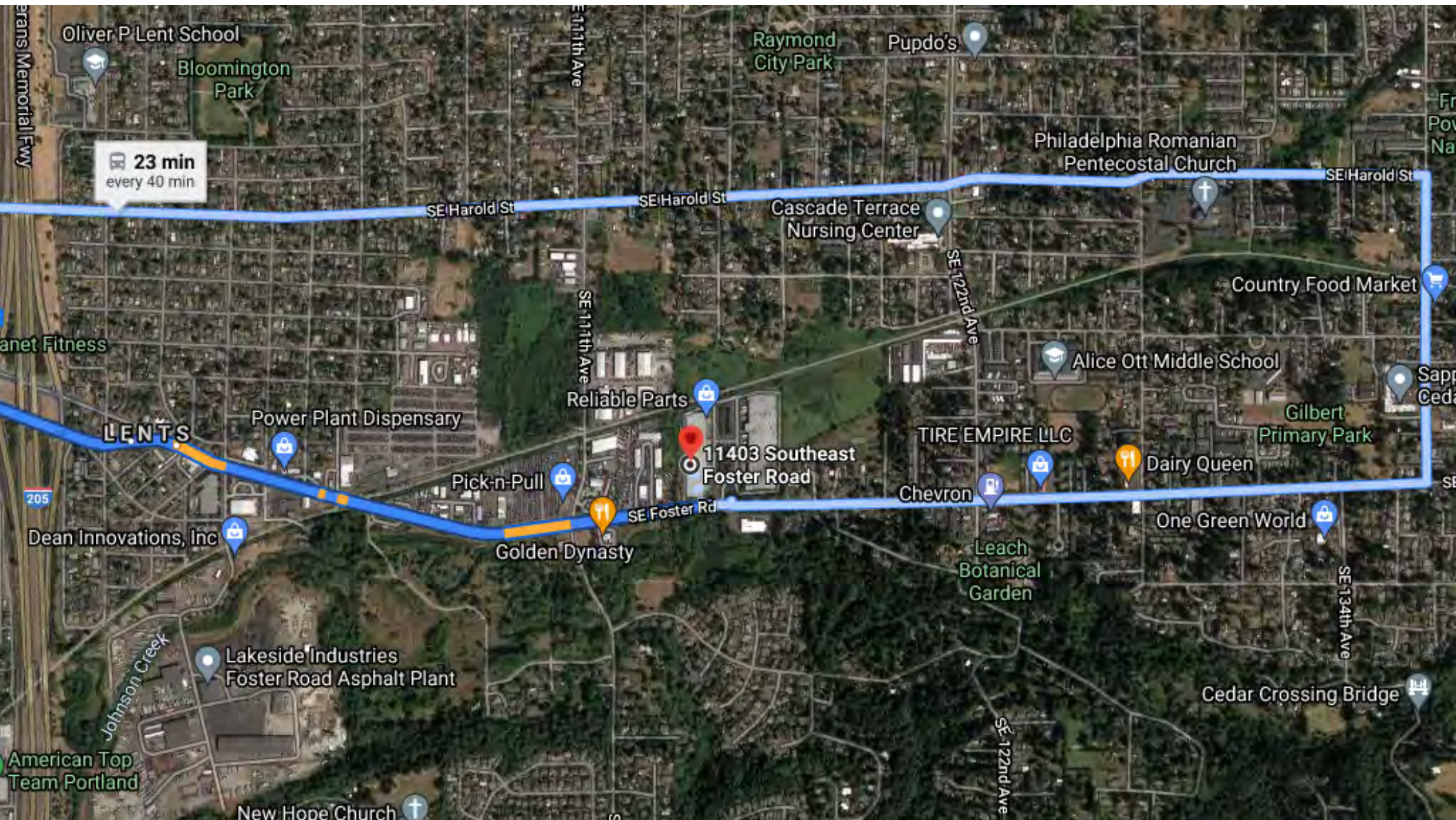
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PROPERTY FEATURES

- The Springwater Industrial Park located at 11315 SE Foster Road in Portland Oregon is made up of five buildings comprising approximately 69,500 square feet of leasable space. The business park consists of industrial suites ranging in size from 2,750 square feet to 3,100 square feet.
- Located right off of I-205, the Springwater Industrial Park is ideal for businesses that need office, warehouse, storage, or light manufacturing/production space.
- Each building on site is a metal butler-style, insulated, pitched-roof structure with high interior ceilings and wide spans. Many of the warehouse suites contain office build-out.
- The Springwater Industrial Park will benefit from a site-wide renovation that is scheduled to begin the Fall of 2021.



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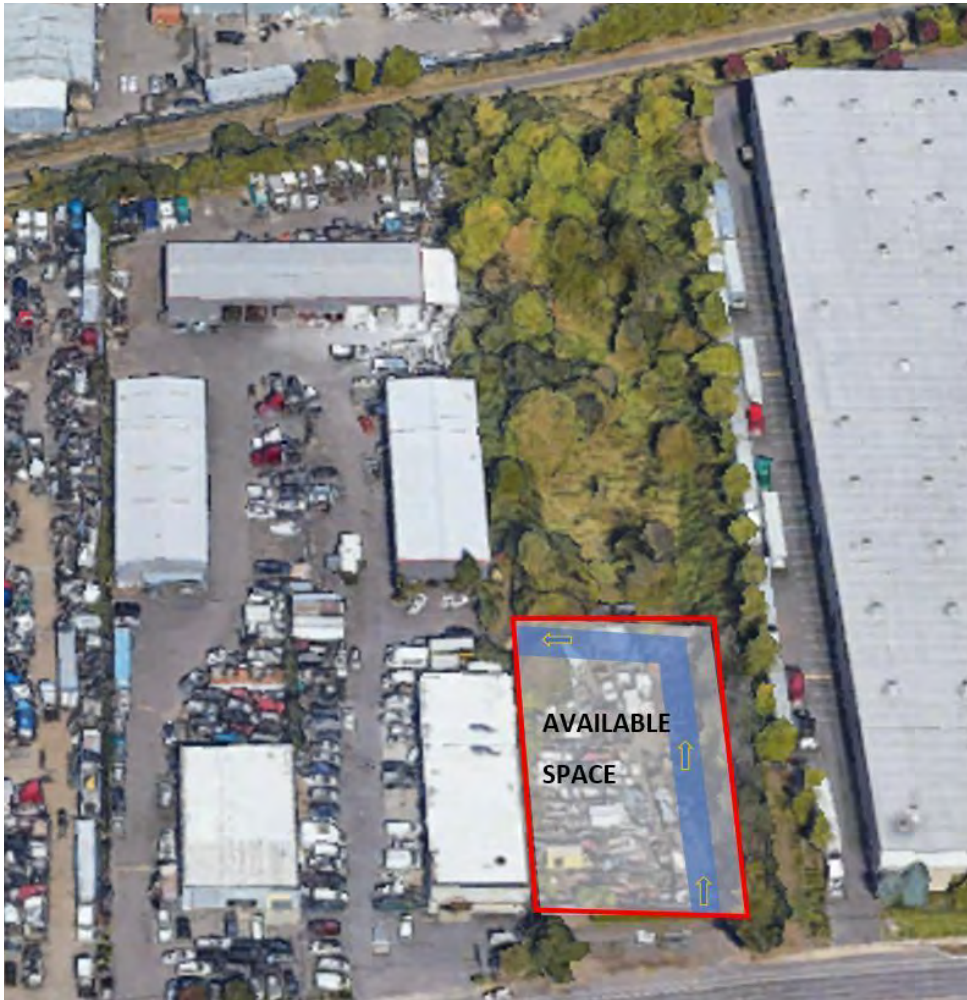
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Current Availability



INDUSTRIAL SPACE

- Suite 11233 A - Available 12/20/21 - 3,250 SqFt

YARD SPACE

- East Yard - Available 1/1/2022 - 35,000 SqFt

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Suite 11233 A



Amenities

- 3,250 SqFt
 - 3 Roll-up door
 - Ample Parking
 - Private Restroom
 - Power Details: Pending
-
- The first-year base rent rate is \$11.50 per year per square foot (\$3,114.58 per month), plus \$2.00 per year per square foot pro-rata allocation of triple net (NNN) costs (\$514.67), resulting in all-in lease costs of \$13.50 per year per square foot (\$3,629.25) for year 1 with 5% annual increases on base rent.
 - Tenants will also pay for their own electricity, gas and garbage.

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East Yard



Amenities

- 35,000 SF
- Two Entries
- Ample Parking
- Security Fencing
- Gravel Yard

Pricing

- \$3,354.17
- \$1.15/ft/year
- 6-month minimum lease. Extensions beyond 6 months are available.