

85,500 SF Building

BUILT FOR

BIG OPPORTUNITIES

Located in Airport Way, Portland's Highest Velocity Submarket



**IMMEDIATE PROXIMITY
TO TRANSPORTATION
INFRASTRUCTURE**



**85,500 SF BUILDING
WITH A SPEC OFFICE
BUILDOUT OF 2,109 SF**



**MARKET LEADING
FEATURES**

19700-19790 NE Riverside Pkwy. Gresham, OR 97230
(Portland Mailing Address Available)

BlueLakeCorporatePark.com



Trammell Crow Company

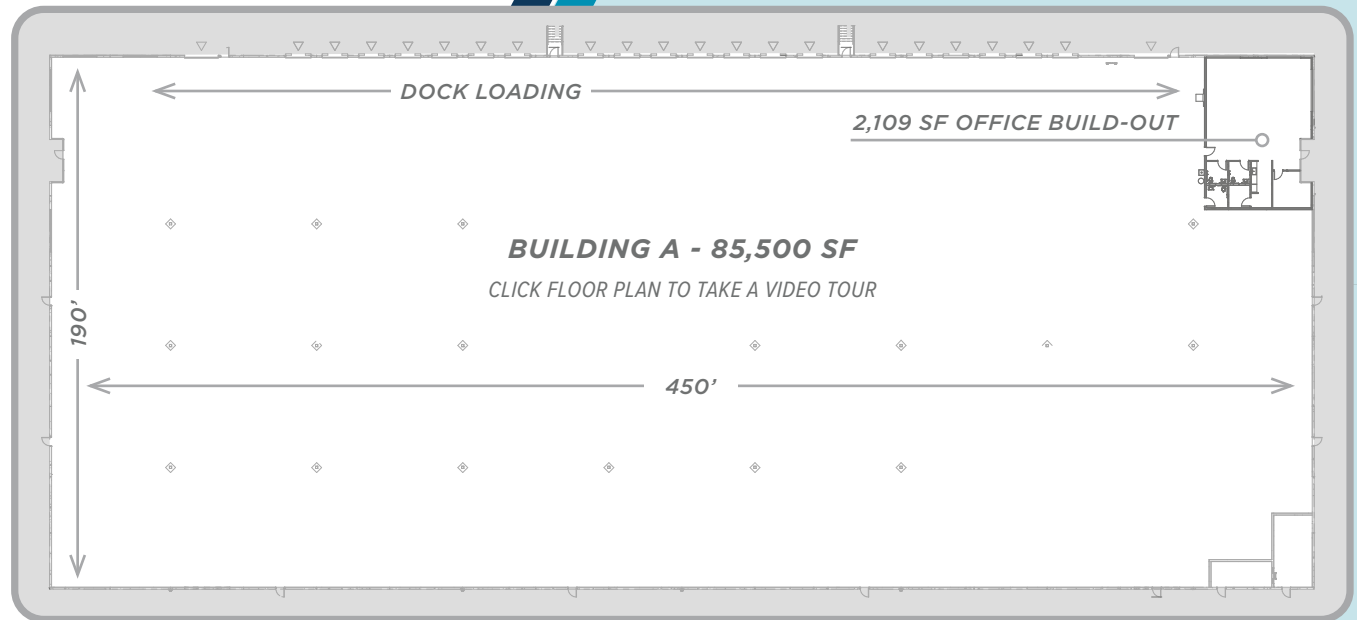


BLUE LAKE CORPORATE PARK

GRESHAM, OREGON

Blue Lake Corporate Park is Airport Way's newest Class A industrial development and the largest building in the submarket. The development has two buildings totaling 463,500 square feet on a 41 acre site with abundant trailer storage and parking for your employees. The location delivers easy ingress/egress to Interstate 84, 205 and 5, necessary to move product across the region and the entire West Coast. The design appeals to users that seek a strong front door entrance appearance and a secured site. The versatile floor plate accommodates fulfillment operations or higher office build-outs. Building A can be delivered as a stand-alone building with 2,109 SF of spec office, or demised to as low as 27,930 SF with build-to-suit office. The site features an above average parking ratio of over 1:1000 (104 auto and 12 trailer stalls) and is well suited for a variety of users, ideal for both e-commerce and food-grade services.

Building Size	85,500 SF
Building Dimensions	190' x 450'
Office Build-Out	2,109 SF
Ceiling Height	30' clear
Column Spacing	52' x 43'
Speed Aisle	60' deep
Car Parking Stalls	104
Trailer Parking	12
Truck Court	135'
Dock Loading	20
Drive In Loading	2
Floor Slab	6.5" Reinforced
Roof System	Composite Wood
Insulation	R20
Heating/Ventilation	Cambridge/above code
Power	<ul style="list-style-type: none">• 1600 amp• Expandable to 3000 amps



VICINITY MAP



FREEWAY NETWORK



STRATEGIC LOCATION

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

84 1.5 miles

205 4 miles

5 10 miles



7 miles to PDX



12 miles to CBD

INCENTIVES

ECONOMIC DEVELOPMENT

Business Climate	<ul style="list-style-type: none"> Best for Business jurisdiction in the Portland Metro area
Economics	<ul style="list-style-type: none"> Below-average NNN expenses for the submarket
Incentives	<ul style="list-style-type: none"> Located in the City of Gresham Enterprise Zone E Z (Enterprise Zone) provides a three-to five-year property tax abatement on new investments, in exchange for meeting job creation and other business requirements Eligible improvements include new construction, machinery and equipment, and major renovation and tenant improvements that increase the assessed value of the property Qualified companies are eligible for a New Industries Grant of up to \$1M paid out over up to 5 years

LOCATION OVERVIEW - CITY OF GRESHAM

Municipality	<ul style="list-style-type: none"> City of Gresham
Submarket	<ul style="list-style-type: none"> Airport Way - Well established and nearly completely built-out
Business Climate	<ul style="list-style-type: none"> The city is business-friendly with tools and incentives to help eligible companies willing to invest and reinvest in Gresham The City's Economic Development team will help your project run smoothly, with a single point of contact and the expertise you need to help you be successful in Gresham
Labor Force	<ul style="list-style-type: none"> The city has experienced rapid growth over the last 20 years
Amenities	<ul style="list-style-type: none"> Nearby retail and service amenities on NE 181st/ Airport Way

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	1,848	76,131	271,985
Median Age	45.8	36.1	36.7
Unemployment Rate	4.2%	4.7%	4.5%
Bachelor's Degree or Higher	14.4%	14.1%	16.0%
Average HH Income	\$87,112	\$73,937	\$75,284
Average HH Size	2.46	2.67	2.63
Owner Occupied	80.65%	55%	55.18%
Renter Occupied	19.35%	45%	45.82%
Median Home Value	\$296,859	\$278,500	\$275,959

As the fourth-largest city in Oregon and the second-largest in the Portland metropolitan area, Gresham is ideally located, benefiting from business-friendly demographics, strong transportation connections for commuters and freight and a high quality of life. Gresham also boasts access to supplies, and a skilled labor force.

*Best-for-Business
Jurisdiction in the
Portland Metro Area*

CORPORATE NEIGHBORS



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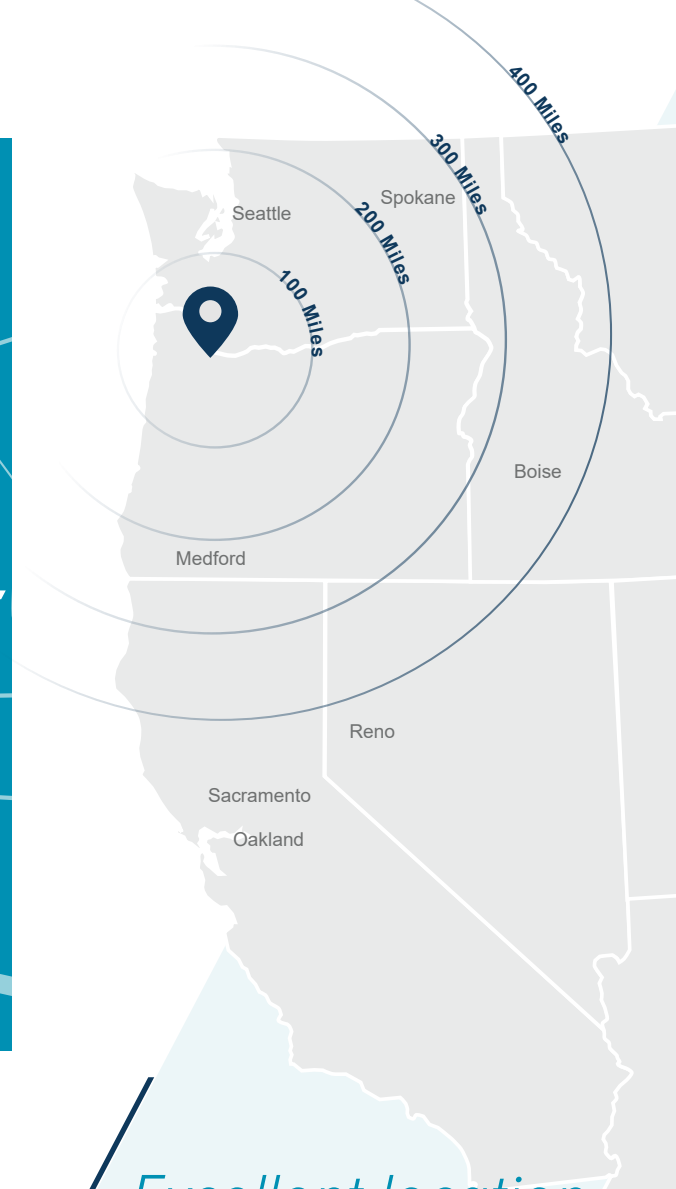
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*Excellent location
in Portland's
highest velocity
submarket.*