



**Class A Industrial Sublease**

# Summit Portal Way Building

**19018 NE Portal Way**  
**Gresham, OR 97230**  
Overview



**Available Premises** 90,894 SF Total (15,233 Office SF)

**Base Rental Rate** \$0.70 per Sq Ft (Approx. \$63,626 Month)

**Term** Thru Feb 2028

**Clear Height** 26' min

**Sprinklers** ESPR – High Density

**Dock Loading** 12 current, ability to expand to 20

**Grade Loading** 4 grade level doors (12'x14')

**Lighting** Motion-sensing T5HO high efficiency fluorescent

**Parking** 123 parking stalls

### Space Specs

- Warehouse is fully climate controlled, two 40 ton HVAC units installed in 2020
  - Warehouse is fully insulated
  - Large open warehouse breakroom and locker room for employees (4,320 SF)
- New LED lighting throughout warehouse, including custom zones and timing controls.
- Racking and air compressor lines available to subtenant
- Dedicated server room with HVAC
- Current build-out completed in 2020

### For more information:



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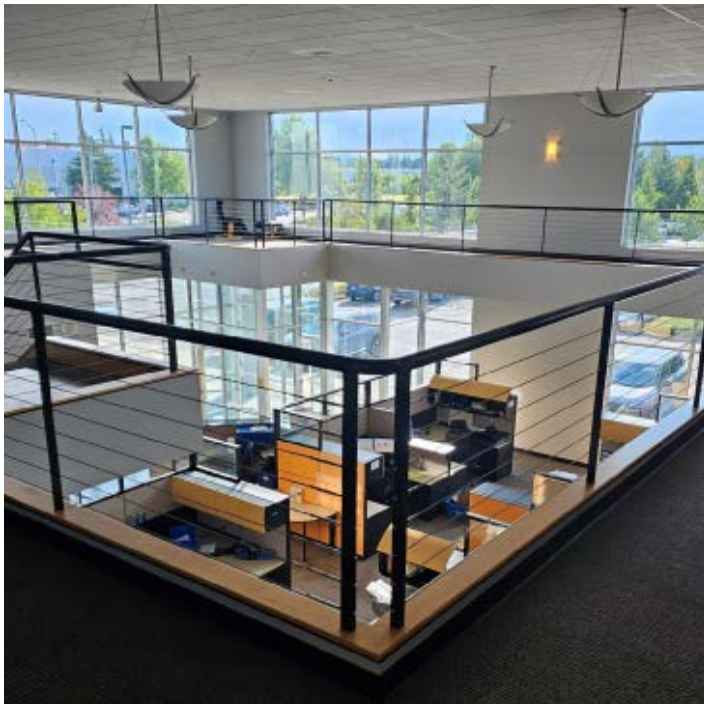
**Cresa**  
1355 NW Everett St, Suite 100  
Portland, OR 97209

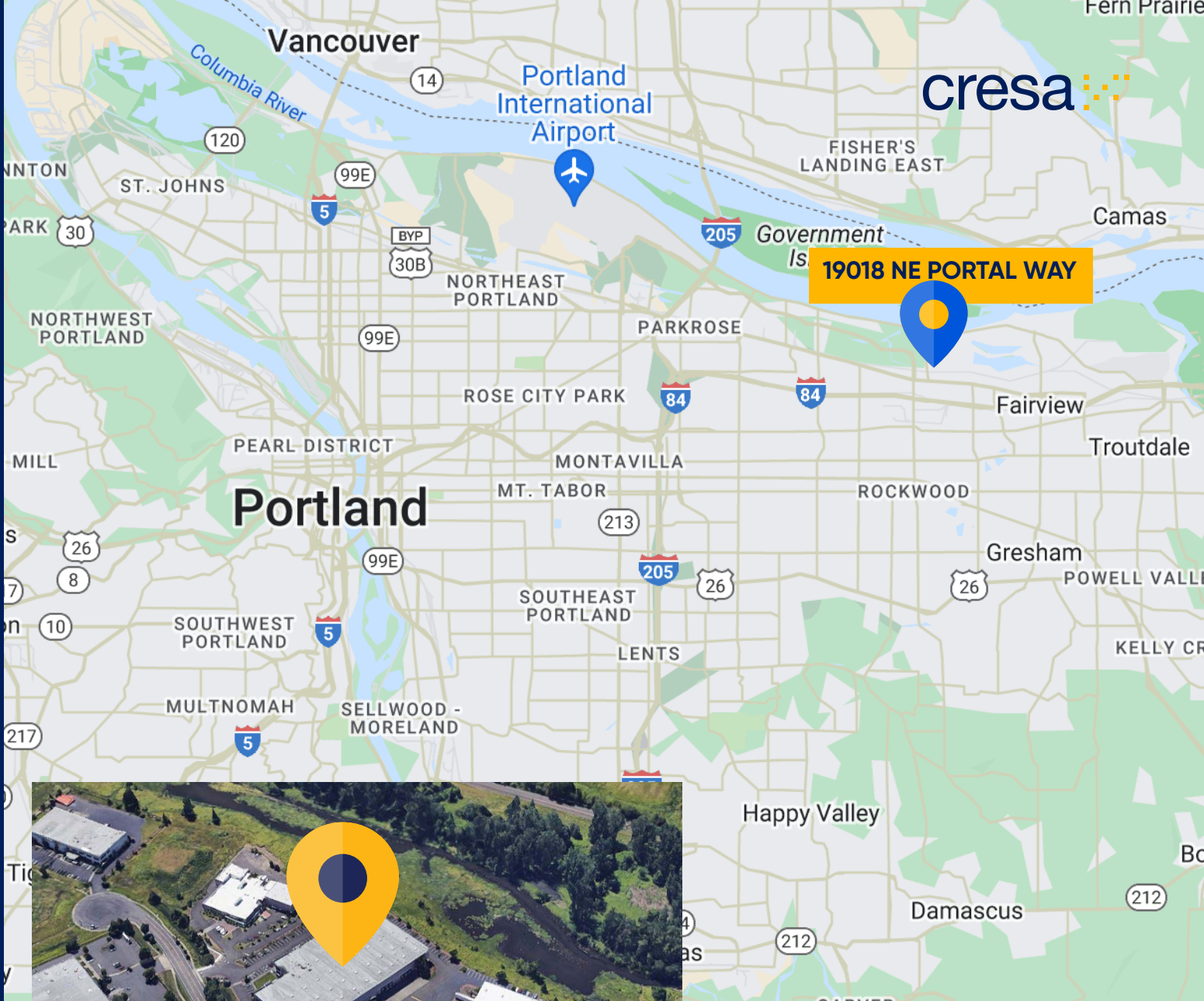


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**MORE PHOTOS**  
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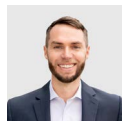
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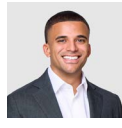
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