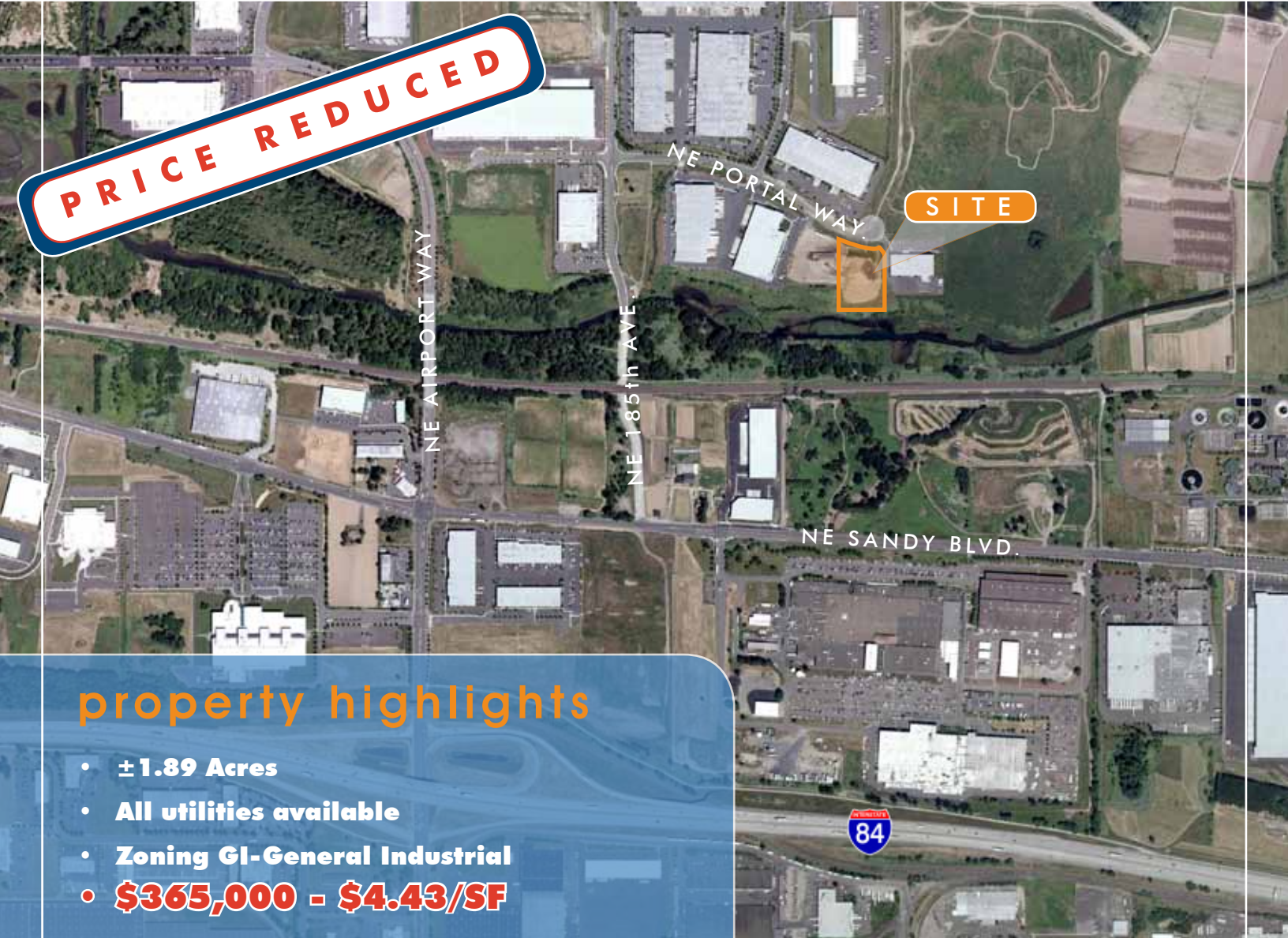


land sale offering

# NE COLUMBIA CORRIDOR • INDUSTRIAL LAND

NE PORTAL WAY • GRESHAM • OREGON

**PRICE REDUCED**



## property highlights

- **±1.89 Acres**
- **All utilities available**
- **Zoning GI-General Industrial**
- **\$365,000 - \$4.43/SF**

### LOCATED IN SOUTHSHORE CORPORATE PARK

- **Water: City of Gresham - 12" water main**
- **Sewer: City of Gresham - 15" sewer main**
- **Gas: NW Natural Gas**
- **Electricity: Portland General Electric**

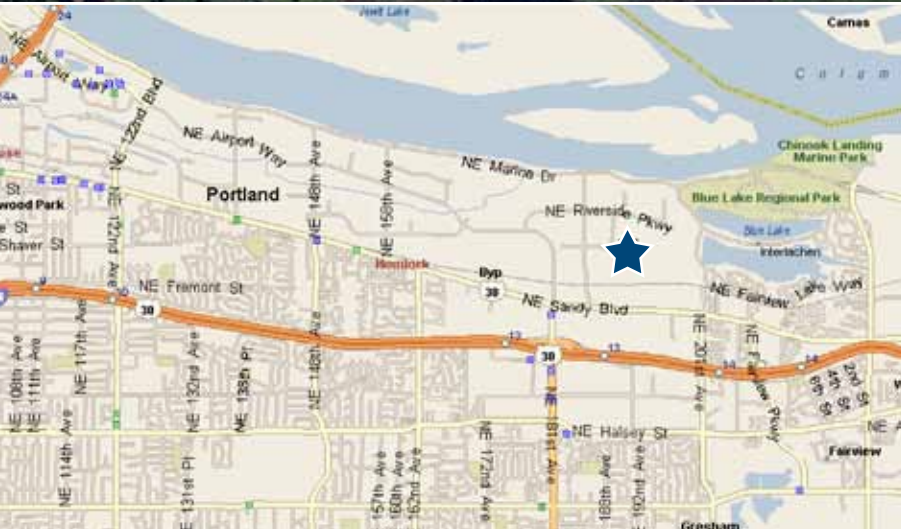
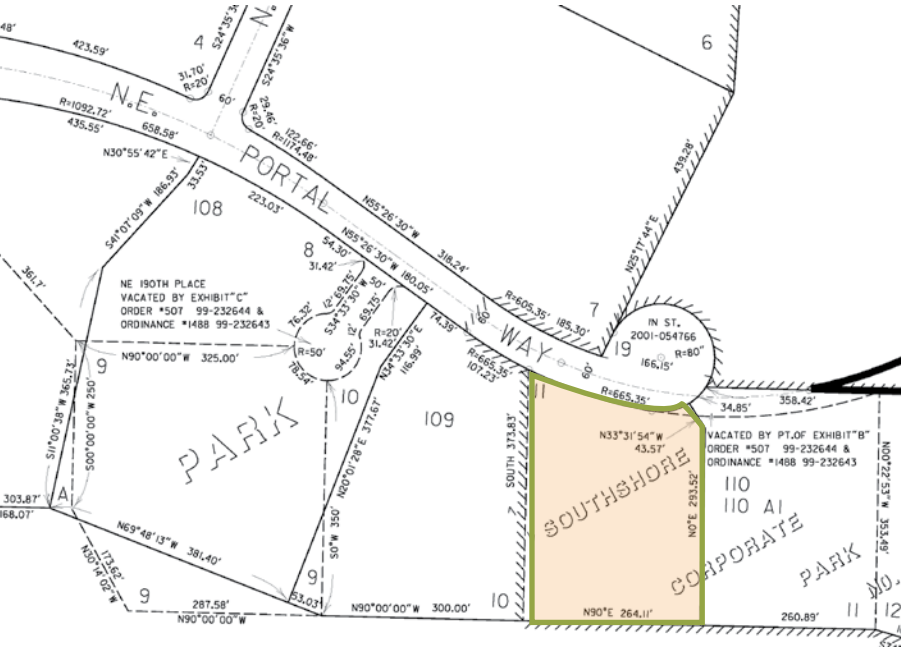
### ACCESS

- **Convenient access to I-84 full interchange at NE 181st Avenue**
- **5 miles to I-205**
- **7 miles to Portland International Airport**
- **11 miles to I-5**

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**SOUTHSHORE CORPORATE PARK**

± 1.89 acres of GI-General Industrial land located in an institutional quality business park. Corporate neighbors include Bridgestone, Frito-Lay, Spicers Paper and Staples.

Close proximity to excellent local labor and housing markets, as well as local and regional trucking routes.

Convenient access to both the Portland International Airport and the Port of Portland make this an ideal location.

Local tax incentives available through the Gresham Enterprise Zone.

**Development Site Features**

- ± 222' of frontage on Portal Way
- ± 247' wide X ± 330' deep
- Existing bioswale for storm drainage

**exclusive agent**

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