



ATTENTION BROKERS  
**FOR LEASE**

## **Springwater Industrial Park**

11215, 11317, 11403 SE FOSTER RD.  
PORTLAND, OR 97402

An aerial photograph of the Springwater Industrial Park. The image shows several large industrial buildings with flat roofs, some of which are white and others are grey. There are large parking lots filled with cars and trucks. To the left, there is a large area of trees with green and yellow foliage. In the bottom right corner, there is a small inset image showing a closer view of one of the industrial buildings. The text 'Beggars Tick Wildlife Refuge' is visible in the top left corner, and 'Creek' is visible in the bottom right corner.

**Warehouse Space Available!**  
**2,750 - 3,100 SqFt - 5 single**  
**story buildings**

[SpringwaterIndustrialPark.com](http://SpringwaterIndustrialPark.com)





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## PROPERTY OVERVIEW

- The Springwater Industrial Park consists of five buildings comprising approximately 57,776 sqft of rentable space.
- Each suite is located in a butler-style, insulated, pitched roof structure with high interior ceilings and wide spans.

**Located right off of I-205, the Springwater Industrial Park is ideal for businesses that need office, warehouse, storage, or light manufacturing/production space.**



[SpringwaterIndustrialPark.com](http://SpringwaterIndustrialPark.com)



# Industrial Space with Private Restroom for Lease - 4 Roll Up Doors - 4,515 RSF – SE Portland

**4,515**  
SQUARE FEET

**\$14.23** /yr  
RENT / SF

**\$5,354.04**  
RENT

**(503) 406-2775**  
[www.SpringwaterIndustrialPark.com](http://www.SpringwaterIndustrialPark.com)



## PROPERTY ADDRESS

11317 SE Foster Road  
Suite B  
Portland, OR 97266

COMMERCIAL TYPE: **Industrial**  
LEASE TYPE: **NNN** AVAILABLE: **Now**

## DESCRIPTION

Industrial Space with Restroom – 4,515 RSF – SE Foster

Click here to apply: <https://tinyurl.com/GridCommercialApp>

Located right off of I-205, the Springwater Industrial Park is ideal for businesses that need office, warehouse, storage, or light manufacturing/production space.

This site is in an industrial park with a handful of other tenants.

The site features a secure perimeter fence with an electronic keypad gate.

The suite is in a Butler-style metal-skinned insulated building with a pitched roof. The suite is 4,515 square feet and includes a warehouse space and four roll-up doors. Ample parking is available in front of the suite.

The suite has high interior clearance, four roll-up doors, and a standard man-door entrance.

The suite has ample power, ample lighting, and heat.

Power: Details Pending

## Lease Highlights

- Base Rent: \$13.23/SF/year or \$4,977.79/month
- NNN Charges: \$3.00/SF/year or \$1,128.75/month
- All-In Rent: \$6,106.54/month
- Annual Increase: 5% Increase in Base Rent

## Move-In Special Details

- Sign a lease for at least 24 Months
- Get FREE base rent for months 4 and 8 (save \$9,955.58 in year one)
- Effective All-In Rent for Year 1 is \$5,354.04/month after we apply the 2 months FREE base rent
- This is a limited-time offer for new tenants only and may end at any time.

Tenants will also pay for their own electricity, gas, and garbage.

Serious inquiries only. Courtesy to brokers.

## AMENITIES

- Assigned Outdoor Parking
- Warehouse Space
- Private Restroom
- 4 Drive-In Roll-Up Doors
- High Interior Clearance

## RENTAL TERMS

Rent	\$5,354.04
Security Deposit	\$6,500.00
Application Fee	\$0.00



View this listing online:



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WAREHOUSE SPACE IDEAL FOR LIGHT  
MANUFACTURING AND PRODUCTION.

**Is your client the perfect fit?  
Let's talk today.**

LeasingTeam@GridPropertyManagement.com  
503-406-2775

Individual suite information is available at  
[SpringwaterIndustrialPark.com](http://SpringwaterIndustrialPark.com)



Grid Property Management is a property management firm that specializes in the management of commercial and industrial properties.