



ATTENTION BROKERS  
**FOR LEASE**

## **Springwater Industrial Park**

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

An aerial photograph of an industrial park. The main image shows several large, single-story industrial buildings with grey roofs, parking lots, and surrounding greenery. A road runs horizontally across the middle of the image. In the top left corner, there is a small inset image showing a closer view of one of the buildings and its parking area. The text 'Beggars Tick Wildlife Refuge' is visible in the top left corner of the main image, and 'Creek' is visible in the bottom right corner. A semi-transparent white box with a blue border is overlaid on the right side of the image, containing the text 'Warehouse Space Available! 2,750 - 3,100 SqFt - 5 single story buildings'.

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

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



# Springwater Industrial Park

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

## 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



PROPERTY ADDRESS

11317 SE Foster Road  
Suite B  
Portland, OR 97266

COMMERCIAL TYPE: **Industrial**  
LEASE TYPE: **NNN** AVAILABLE: **7/10/25**

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:



# Springwater Industrial Park

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

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.