



ATTENTION BROKERS
FOR LEASE

Springwater Industrial Park

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

An aerial photograph of an industrial park area. The main image shows several large, single-story industrial buildings with grey roofs, parking lots, and surrounding greenery. A road, Foster Rd, runs horizontally across the middle. To the left, there is a large parking lot filled with cars. In the top left corner, there is a label 'Beggars Tick Wildlife Refuge'. In the bottom right corner, there is a label 'Creek'. A semi-transparent white box with a blue border is overlaid on the right side of the image, containing text about available warehouse space. An inset image in the middle left shows a closer view of the industrial buildings and parking areas.

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

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

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

4,515
SQUARE FEET

\$16.23 /yr
RENT / SF

\$6,106.54
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: **3/18/25**

DESCRIPTION

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

View Full Property Website here:
www.SpringWaterIndustrialPark.com

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.

New marketing photos and marketing videos will be added soon!

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.

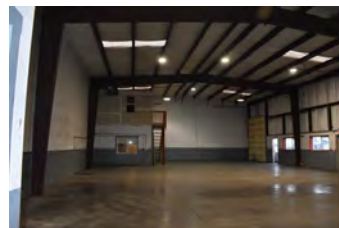
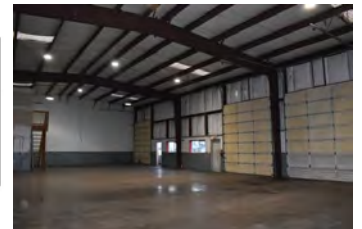
The first-year base rent rate is \$13.23 per year per square foot (\$4,977.79 per month), plus \$3.00 per year per square foot pro-rata allocation of triple net (NNN) costs (\$1,128.75), resulting in all-in lease costs of \$16.23 per year per square foot or \$6,106.54 for year 1 with 5% annual increases on base rent.

AMENITIES

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

RENTAL TERMS

Rent	\$6,106.54
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



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