



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. A road runs horizontally across the middle of the image. To the left, there is a large area of trees and a parking lot. To the right, there is a large area of trees and a parking lot. The text 'Beggars Tick Wildlife Refuge' is visible in the top left corner. The text 'Creek' is visible in the bottom right corner.

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

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

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

\$4,880.90
RENT

(503) 406-2775
www.SpringwaterIndustrialPark.com



PROPERTY ADDRESS

11317 SE Foster Road
Suite B/C
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: \$3.05/SF/year or \$1,147.56/month
- All-In Rent: \$6,125.35/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, 8, and 12 (save \$14,933.37 in year one)
- Effective All-In Rent for Year 1 is \$4,880.90/month after we apply the 3 months FREE base rent
- This is a limited-time offer for new tenants only and may end at any time.
- Tenants will still pay the standard all-in rent of \$6,125.35/month in all months except 4, 8, and 12 when base rent is waived. The savings in those three months reduce your total annual cost—resulting in an average or effective monthly rent of \$4,880.90 in Year 1.

Tenants will also pay for their own electricity, gas, and garbage. Serious inquiries only. Courtesy to brokers.

AMENITIES

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

RENTAL TERMS

Rent	\$4,880.90
Security Deposit	\$6,500.00
Application Fee	\$0.00



View this listing online:



Industrial Space with Private Restroom for Lease - 1 Roll Up Doors - 2,100 RSF – SE Portland

2,100
SQUARE FEET

\$14.03 /yr
RENT / SF

\$2,463.13
RENT

(503) 406-2775
www.SpringWaterIndustrialPark.com



PROPERTY ADDRESS

11215, 11317, 11403 SE Foster Road - 11317 B
Portland, OR 97266

LEASE TYPE: **NNN** AVAILABLE: **10/1/25**

DESCRIPTION

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.

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 2,100 square feet and includes a warehouse space and two roll-up doors. Ample parking is available in front of the suite.

The suite has high interior clearance, one roll-up door, and a standard pedestrian-door entrance.

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

Power: Details Pending

Lease Highlights

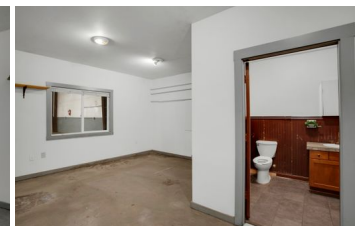
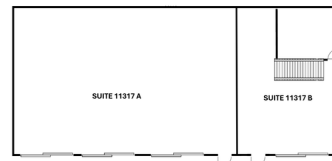
- Base Rent: \$13.23/SF/year or \$2,315.25/month
 - NNN Charges: \$3.05/SF/year or \$533.75/month
 - All-In Rent: \$2,849.00/month
 - Annual Increase: 5% Increase in Base Rent
 - Move-In Special Details
 - Sign a lease for at least 24 Months
 - Get FREE base rent for months 4 and 8 (save \$4,630.50 in year one)
 - Effective All-In Rent for Year 1 is \$2,463.13/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 still pay the standard all-in rent of \$2,849.00/month in all months except 4 and 8 when base rent is waived. The savings in those two months reduce your total annual cost—resulting in an average or effective monthly rent of \$2,463.13 in Year 1.
- Tenants will also pay for their own electricity, gas, and garbage.
Serious inquiries only. Courtesy to brokers.

AMENITIES

- Private Restrooms
- Mezzanine Space
- assigned parking
- Private Office
- Roll up door

RENTAL TERMS

Rent	\$2,463.13
Security Deposit	\$0.00
Application Fee	\$0.00



View this listing online:



Industrial Space with Private Restroom + Office for Lease - 3 Roll Up Doors - 2,415 RSF – SE Portland

2,415
SQUARE FEET

\$14.02 /yr
RENT / SF

\$2,832.59
RENT

(503) 406-2775
www.SpringwaterIndustrialPark.com



PROPERTY ADDRESS

11215, 11317, 11403 SE Foster Road - 11317 C
Portland, OR 97266

COMMERCIAL TYPE: **Industrial**

LEASE TYPE: **NNN** AVAILABLE: **10/1/25**

DESCRIPTION

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.

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 2,415 square feet and includes a warehouse space and one roll-up door. Ample parking is available in front of the suite.

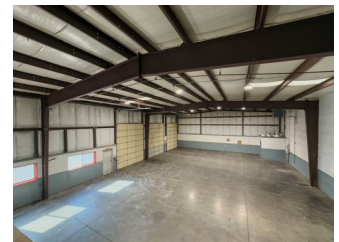
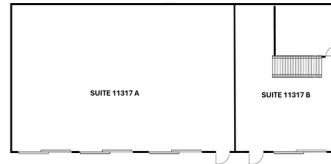
The suite has high interior clearance, three roll-up doors, and a standard pedestrian-door entrance.

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

Power: Details Pending

Lease Highlights

- Base Rent: \$13.23/SF/year or \$2,662.54/month
 - NNN Charges: \$3.05/SF/year or \$613.81/month
 - All-In Rent: \$3,276.35/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 \$5,325.08 in year one)
 - Effective All-In Rent for Year 1 is \$2,832.59/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 still pay the standard all-in rent of \$3,276.35/month in all months except 4 and 8 when base rent is waived. The savings in those two months reduce your total annual cost—resulting in an average or effective monthly rent of \$2,832.59 in Year 1.
- Tenants will also pay for their own electricity, gas, and garbage.
Serious inquiries only. Courtesy to brokers.



AMENITIES

- High Ceilings
- Private Restroom
- Mezzanine Space
- assigned parking
- Roll Up Door

RENTAL TERMS

Rent	\$2,832.59
Security Deposit	\$0.00
Application Fee	--

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



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