

FOR LEASE

I-84 Corporate Center II

866 NW Corporate Drive
Troutdale, OR 97060



Imagine working in a
perfect space.

Location

- High-profile business park with incredible visibility from I-84 & Marine Drive
- Less than ½ mile from I-84 & 8 miles to I-205 (alternatively accessible via Marine Drive)
- Close to Troutdale Airport & 10 miles from Portland International Airport
- Only 15 miles to downtown Portland
- Retail amenities nearby & proximity to workforce housing

Building Highlights

- Brand new construction of two light industrial buildings
- Space sizes ranging from 1,300 SF up to 16,000 SF
- 3-phase power
- +/-18' ceiling clear height
- Dock and grade level loading
- ESFR fire sprinkler system
- Light Industrial zoning designation allows a wide variety of uses
- Well-maintained, professional setting that is locally owned & managed
- Please call for competitive pricing and more info



For more information, please contact:
Mitch Page

(503)626-3500

mitch.page@pnwprop.com

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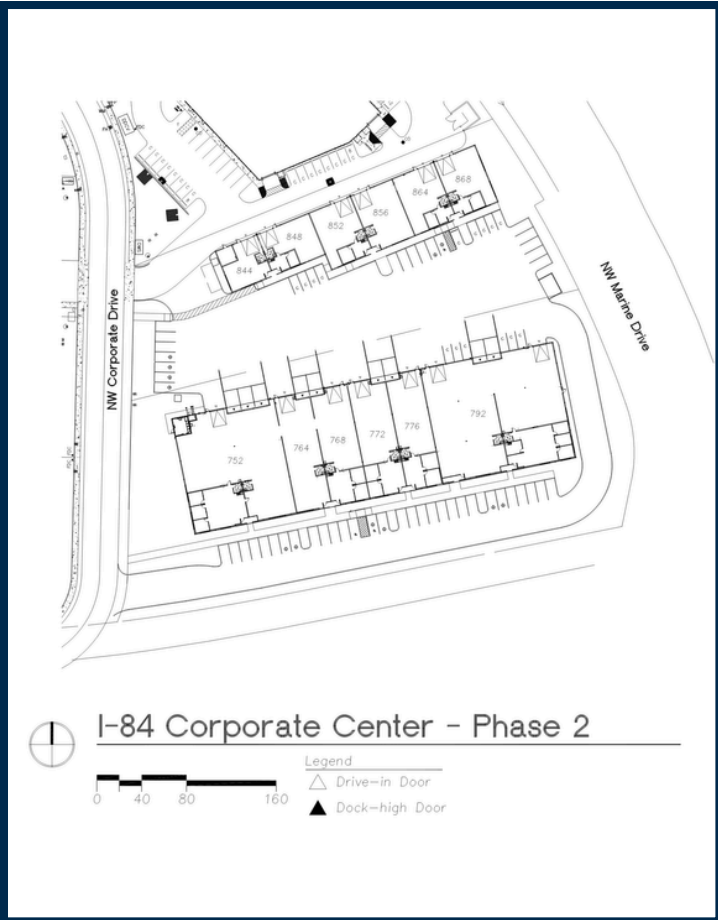
The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice.

PACIFIC NW
PROPERTIES

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Construction Underway



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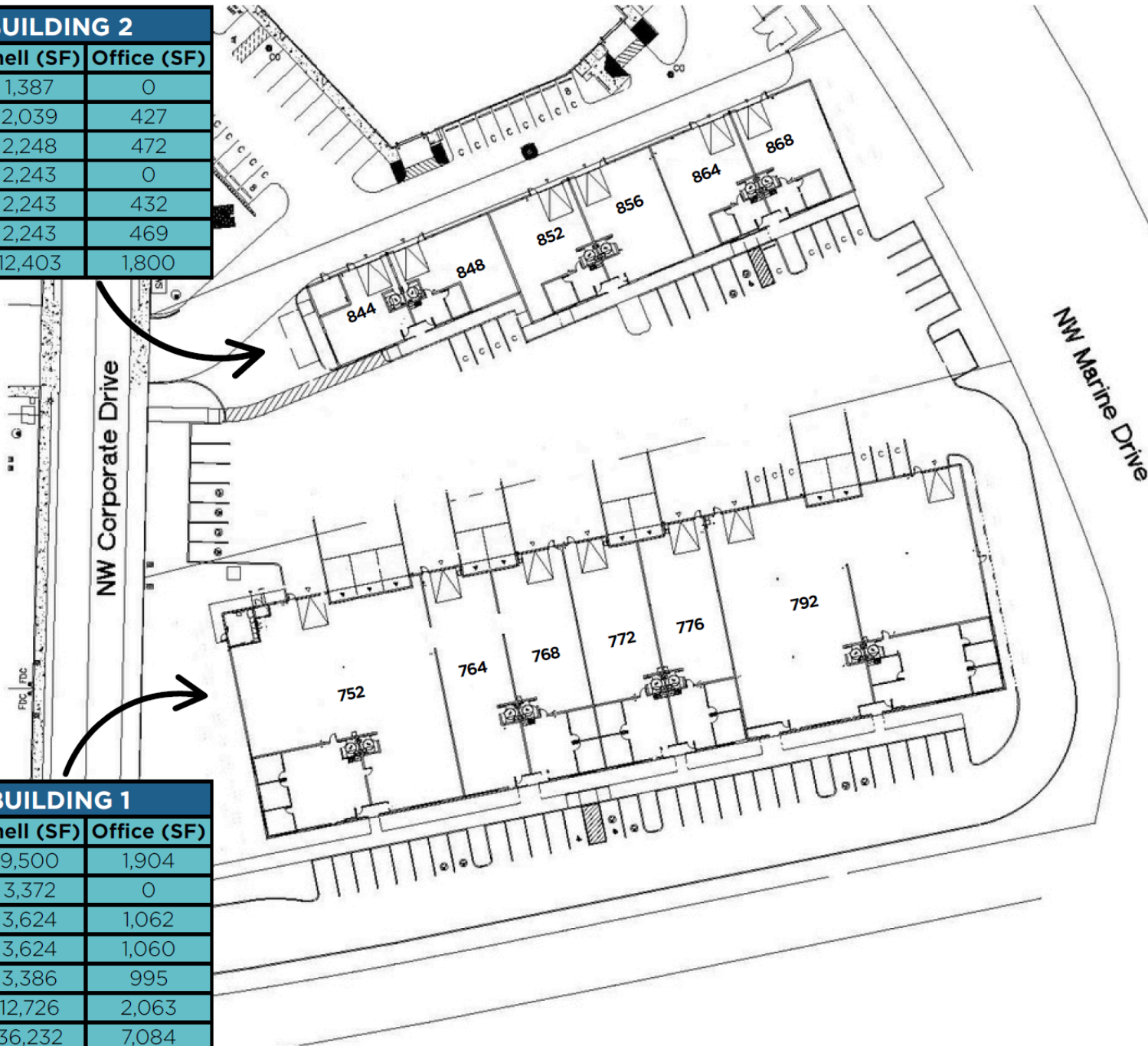
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BUILDING 2

Suite	Shell (SF)	Office (SF)
844	1,387	0
848	2,039	427
852	2,248	472
856	2,243	0
864	2,243	432
868	2,243	469
Total	12,403	1,800

BUILDING 1

Suite	Shell (SF)	Office (SF)
752	9,500	1,904
764	3,372	0
768	3,624	1,062
772	3,624	1,060
776	3,386	995
792	12,726	2,063
Total	36,232	7,084



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