



ATTENTION BROKERS
FOR LEASE

Farragut Factory Business Park

55 NE FARRAGUT STREET
PORTLAND, OR 97060



Flex Space Available

Located in Inner NE Portland
with Quick Acces to I-5

FarragutFactory.com

Farragut Factory Business Park

55 NE FARRAGUT STREET
PORTLAND, OR 97060

PROPERTY OVERVIEW

- Includes one building comprising approximately 33,160 square feet of leasable space.
- The industrial park consists of 14 office and warehouse suites ranging in size from 1,250 square feet to 5,100 square feet
- Fully sprinkled, ample power, parking and water with security lighting.

Located right off of I-5, it's ideal for businesses that need office, warehouse, storage, or light manufacturing/production space.



Industrial Flex Space Available - Inner NE Portland!

3,433
SQUARE FEET

\$15.25 /yr
RENT / SF

\$4,362.77
RENT

(503) 321-5140
www.FarragutFactory.com



PROPERTY ADDRESS

55 NE Farragut Street - Suite 07
Portland, OR 97211

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

DESCRIPTION

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

View the property website here: www.FarragutFactory.com

Industrial/Retail flex space available for lease in Inner NE Portland.

This suite is located in a two-story mixed-use office/retail and industrial building with a handful of other tenants.

The business park is located at 55 NE Farragut Street right off of N Lombard and MLK Jr. Blvd with close proximity to I-5.

Suite 7 is located on the ground floor of a warehouse style insulated building.

Suite has direct access to shared bathrooms, high interior clearance, one (1) rollup door and one standard entry door.

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

Parking: Tenant shall have the right to park up to 4 vehicles in East lot.

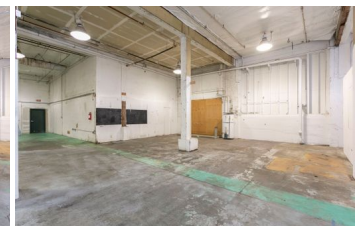
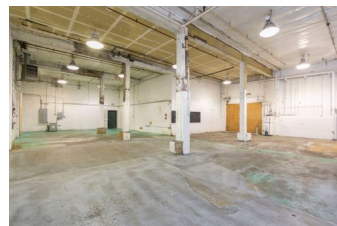
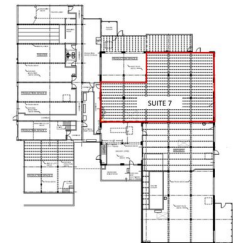
The first-year base rent rate is \$ \$10.75 per year per square foot (\$ \$3,075.40 per month), plus \$4.50 per year per square foot pro-rata allocation of triple net (NNN) costs (\$1,287.38), resulting in all-in lease costs of \$ \$15.25 per year per square foot or (\$ \$4,362.77 per month) for year 1 with 5% annual increases on base rent.

AMENITIES

- High Ceiling Clearance Warehouse
- Ample Parking
- 1 Drive-In Roll Up Door

RENTAL TERMS

Rent	\$4,362.77
Security Deposit	\$6,500.00
Application Fee	\$0.00



View this listing online:



Farragut Factory Business Park

55 NE FARRAGUT STREET
PORTLAND, OR 97060

FLEX SPACE AVAILABLE
LOCATED IN INNER NE PORTLAND

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

LeasingTeam@GridPropertyManagement.com
503-406-2745

Individual suite information is available at
FarragutFactory.com



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