

FOR LEASE

Imperial Industrial Park, Bldg C

4890 NE 185th Drive, Gresham, OR 97230

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Northeast Portland Industrial

4890 NE 185TH DRIVE, GRESHAM, OR

Leasing Opportunity | ±13,000 SF Industrial Space Available

Distribution/Logistics/Warehousing

Located in the East Columbia Corridor submarket.

FOR LEASE
Call Brokers for Pricing

East Columbia Corridor:

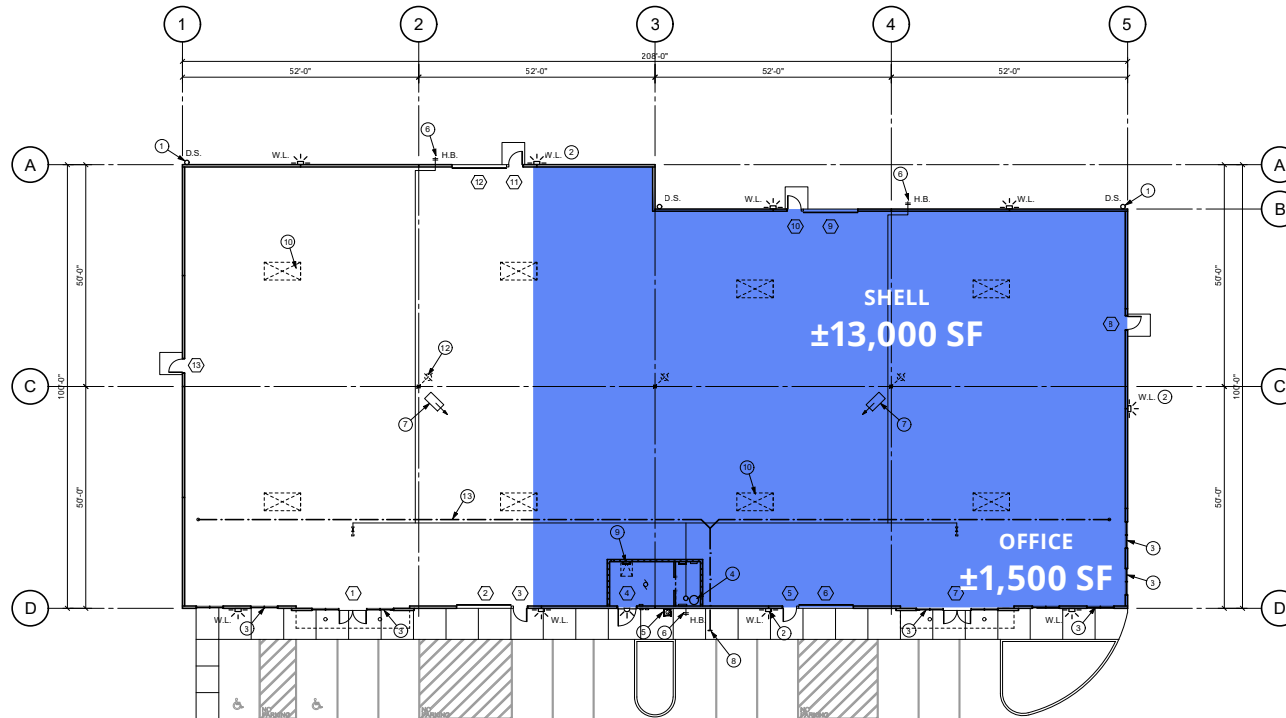
Situated within Portland’s East Columbia Corridor—one of the region’s most proven industrial submarkets—this recently constructed property (2020) offers a combination of accessibility, infrastructure, and established tenancy. With direct frontage and visibility along Marine Drive and nearby access to Interstate 84 via the NE 181st Avenue interchange, the site provides connectivity to the greater Portland metro, I-205, and key regional distribution routes

Surrounded by a strong roster of institutional users—including Bridgestone Firestone, Ryder, Distribution International, Staples, Danner, and SureWerx—the area is a proven hub for logistics and manufacturing operations.

Property Details

Total Building SF	19,760 SF
Available Space	±13,000 SF inclusive of ±1,500 SF of office
Warehouse SF	±11,500 SF
Office SF	±1,500 SF finished office space
Year Built	2020
Clear Height	20'
Grade Doors	2
Fire Suppression	Wet sprinklers
Auto Parking	15 stalls
Visibility	Located along Marine Drive
Economic Incentives	Located within Gresham Enterprise Zone
Available	Now
Other	Stand-alone building on its own tax lot

Floor Plan



Property Features

- Well-maintained newer construction
- Located in a quality industrial park
- Flexible I-G (General Industrial) zoning allows for a wide variety of uses.

±13,000
square feet
available

Building Photos



Portland Metro Map



Driving Distances

Interstate 84 1.2 miles

Portland Airport 5.5 miles

Interstate 205 5.5 miles

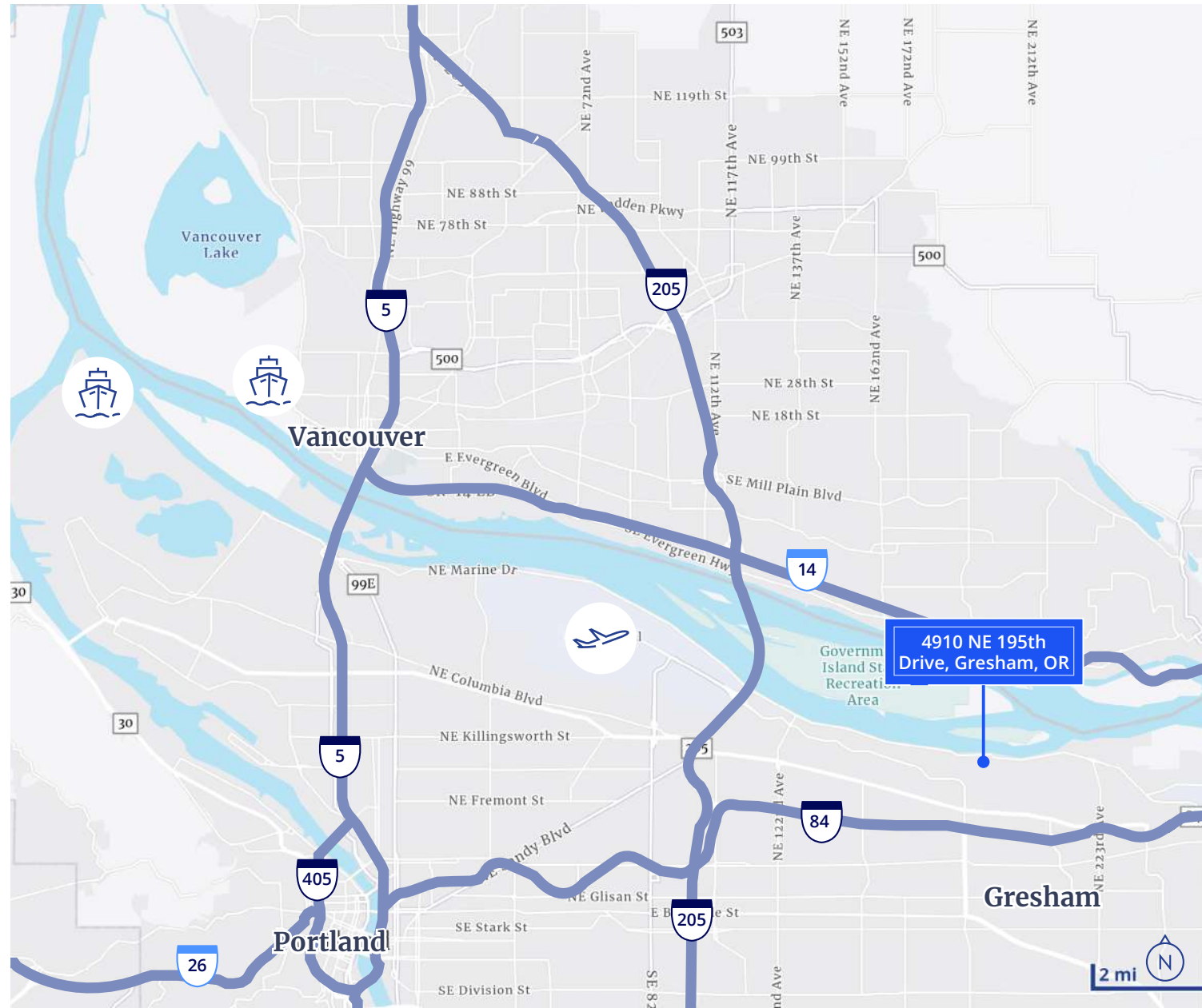
SR 14 WA 6.5 miles

Interstate 5 12.4 miles

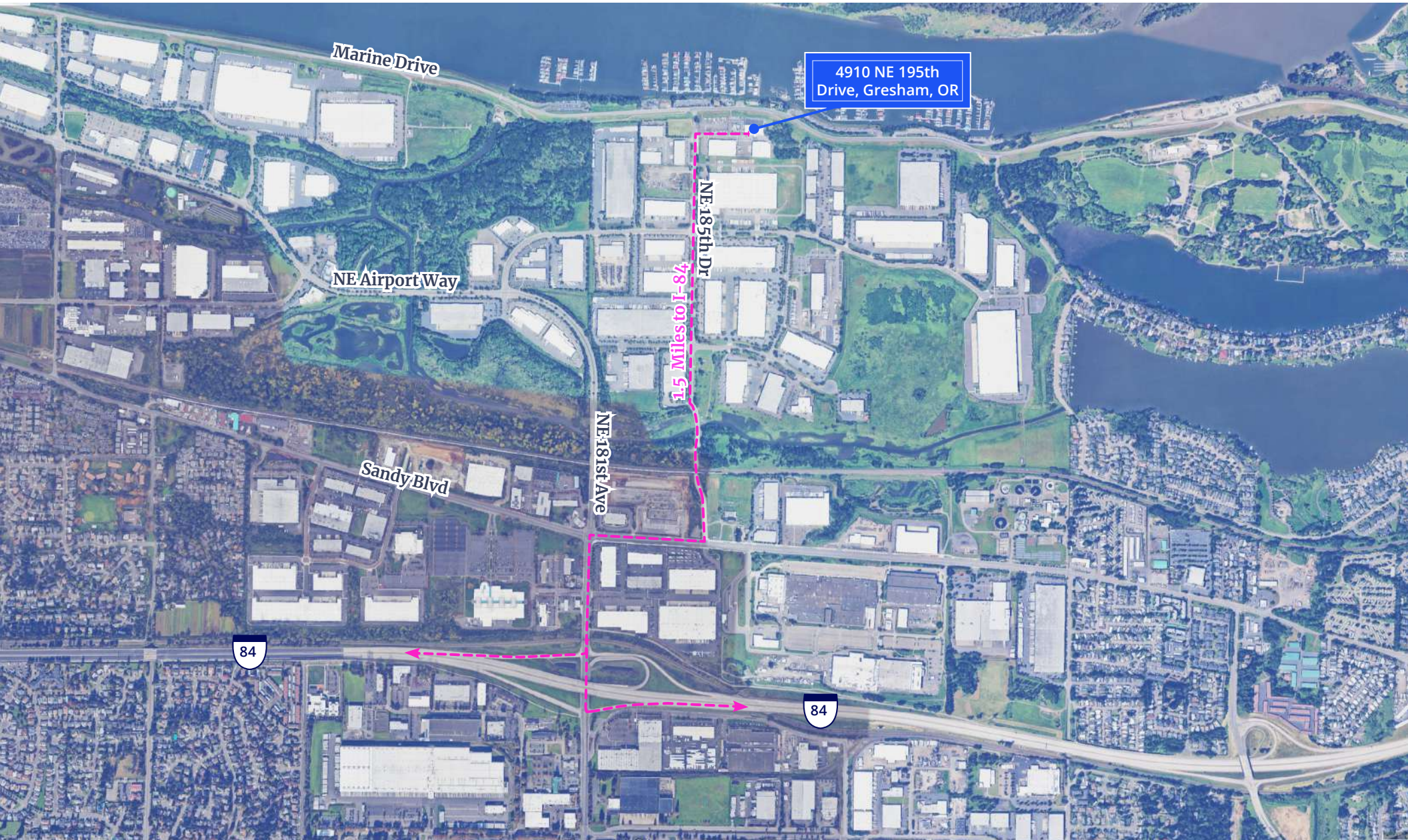
Downtown Portland 13.3 miles

Downtown Vancouver 13.5 miles

Tacoma 145 miles



Local Access Map



Corporate Neighbors



For more information, contact:

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