

# Gresham Vista Business Park

At Gresham Vista Business Park, developable properties are available in the heart of East Multnomah County. These sites are among the most compelling development opportunities in the area.



## Site Information

**State Certified Shovel-Ready Industrial Land** | **Total Land Area:** 180 Acres | **Available Properties:** Lot 8 (19.37 acres), Lot 11 (7.24 acres)  
**Ownership:** Port of Portland | **Jurisdiction:** City of Gresham | **Zoning:** Lot 8: General Industrial. Lot 11: Mixed-use Commercial

### Boundaries

**North:** Northeast Glisan Street  
**South:** Southeast Stark Street  
**East:** Northeast 242nd Avenue/Hogan Drive  
**West:** Northeast 223rd Avenue

### Approximate Distance to:

**I-84** – 1.5 miles (2.5km)  
**I-5** – 13.8 miles (22km)  
**I-205** – 7.5 miles (12km)  
**PDX Airport** – 11.9 miles (20km)  
**Marine terminals** – 20 miles (32km)  
**Transit** – TriMet Bus Lines 20 and 21 with connection to MAX light rail

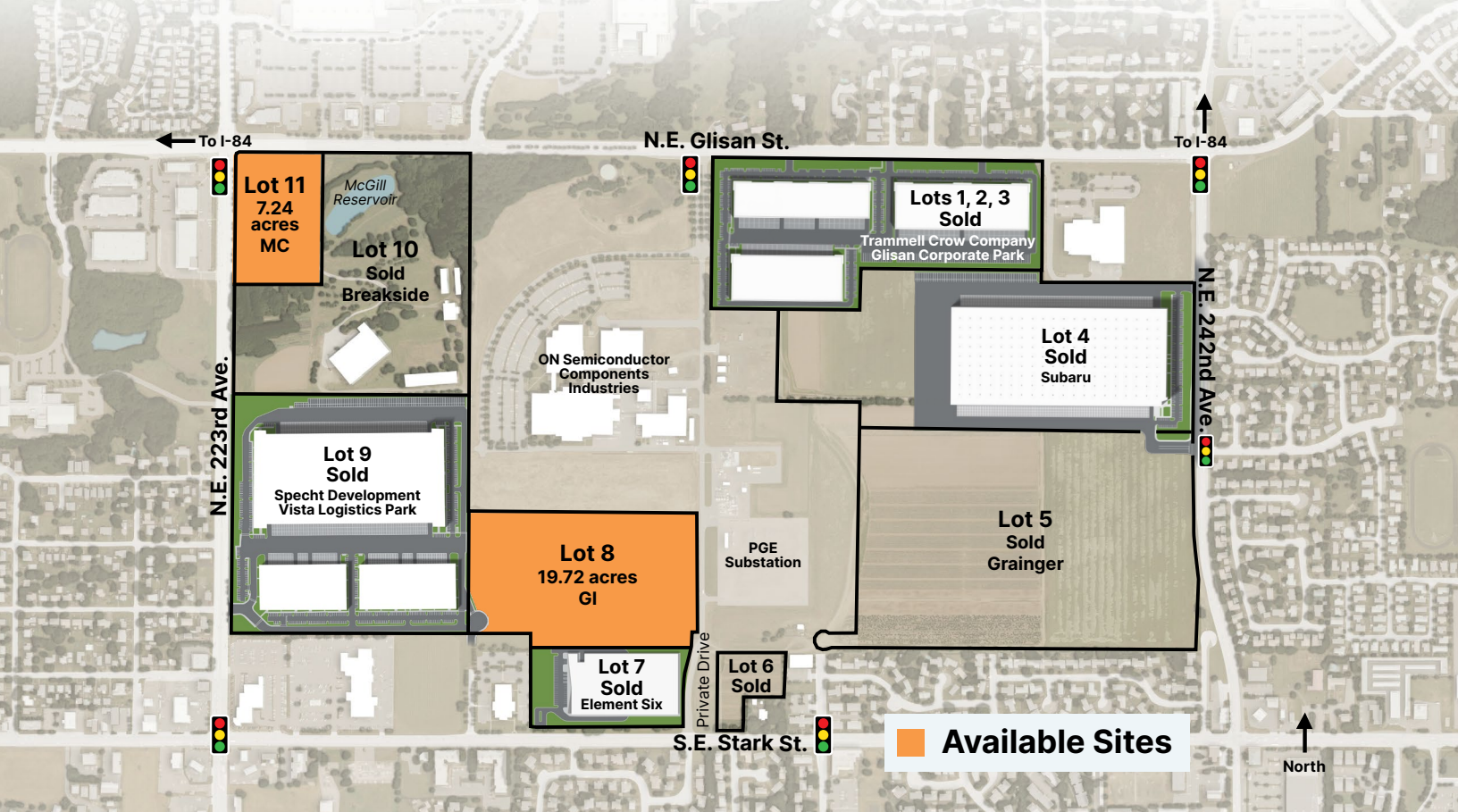
### Utilities

**Water:** City of Gresham  
**Sewer:** City of Gresham  
**Electricity:** Portland General Electric (PGE)  
**Natural Gas:** Northwest Natural Gas  
**Telecom/Broadband:** Reliable enterprise quality telecommunication services including Level 3 Communications, Allstream, and Ziply

### Submarket Overview

The East Columbia Corridor Industrial Submarket continues to attract notable corporate tenants such as Grainger, which is developing a 500,000-square-foot warehouse at Gresham Vista Business Park. Gresham is home to several prominent corporations like Microchip.

**Vacancy:** 5.9%  
**Annual Asking Rent Growth:** 3.3%  
**Source:** CoStar (January 2024)



## Site Information

### Completed Due Diligence

- Boundary Survey
- Topographical Survey
- Phase 1 Environmental Assessment
- Preliminary Geotechnical Exploration – West
- Preliminary Geotechnical Exploration – East
- Wetlands Delineation

### Additional Site Advantages

- Ready-to-develop sites with fast-track city permitting
- Excellent freeway access to two interstate corridors
- Redundant, high-quality electric power infrastructure

## Costs

**Cost:** Please contact the Port of Portland to discuss pricing.

**Taxes:** Multnomah County

**Property Tax Rate:** \$16.4198/\$1,000 of taxable assessed value

**Levy Code Area:** 026

**Development Fees:** Please contact the City of Gresham to discuss [applicable fees](#).

## Incentives

- No Sales Tax
- Single-Sales Factor
- Enterprise Zone Property
- Tax Exemption
- Expedited Permitting
- Strategic Investment Zone
- Rapid Response Approach
- Workforce Training Grants
- State Strategic Reserve Fund
- State Business Expansion Program

- **Foreign Trade Zone:** Similar to what is known internationally as a Free-Trade Zone, where goods and merchandise may not be subject to tariffs depending on several factors. More information about Foreign Trade Zones is available from [U.S. Customs and Border Protection](#).

For more information about available incentives and qualifications, please contact the Port of Portland and City of Gresham.

For additional information to discuss the land opportunity, as well as pricing, please reach out to the Port of Portland's Real Estate department.

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# Gresham Vista Business Park: Lot 8

Lot 8 is sizable and generally flat, with potential for high net acreage development, opportunities for multiple access points, adjacency to well-established industrial park tenants, utility facilities, and open spaces.

## Utility Specifications

**Water:** City of Gresham

12" (30.48 cm) main on 242nd Avenue frontage

16" (40.64 cm) main on 223rd Street frontage

18" (45.72 cm) main on Stark Street frontage

**System capacity of maximum purchase and groundwater supply:**

22 million gallons (83 million liters) per day

**Average daily use of the system:** 6.74 gallons (25.5 liters) per day

**Peak flow available at site:** 3.5 million gallons (13.2 million liters) per day

**Sewer:** City of Gresham

12" (30.48 cm) main on Glisan Street frontage

8" (20.32 cm) main on Stark Street frontage

**Wastewater treatment plant capacity:** 20 million gallons per day

**Average daily use of system:** 12.8 million gallons per day

**Electricity:** Portland General Electric (PGE)

13 KV and 115 KV lines on-site

An on-site substation is expandable to several hundred MW

**Natural Gas:** Northwest Natural Gas

4" and 10" lines (10.16 cm and 25.4 cm) on Stark Street frontage

2" (5.08 cm) line on Glisan Street frontage

**Telecom/Broadband:** Reliable enterprise quality

telecommunication service providers include Level 3

Communications, Allstream, and Ziplly T1 line size

## Incentives

- **No Sales Tax**
- **Single-Sales Factor:** Corporate income tax for companies located in Oregon is assessed only on sales within the state.
- **Enterprise Zone Property Tax Exemption:** New investment in an enterprise zone can receive property tax abatement for up to five years.
- **Expedited Permitting:** City of Gresham guarantees land use review and decision within 66 days or less for industrial projects.
- **Strategic Investment Zone:** Projects with capital investments exceeding \$100 million are eligible for partial property tax abatement for 15 years.
- **Rapid Response Approach:** Gresham provides a team of experts to monitor projects throughout the permitting process from initial project conception through to occupancy.
- **Workforce Training Grants Reimbursement:** Reimbursement to offset costs incurred for employee training.
- **State Strategic Reserve Fund:** This forgivable loan offsets costs for expanding business.
- **State Business Expansion Program:** Forgivable loans for companies that generate a certain number of employees above the average wage.
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# Gresham Vista Business Park: Lot 11

Lot 11 has excellent visibility along with thriving adjacent commercial development. Its Moderate Commercial (MC) zoning designation expands the availability of allowed land uses, including the potential for mixed-use development.

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