

Troutdale Reynolds Industrial Park (TRIP)

Development Land Site For Sale

The Port of Portland is pleased to present the opportunity to purchase a rare industrial development land site near I-84 in Troutdale, Oregon.



Site Information

NW Sundial Rd. and NW Swigert Way

- **Gross Land Area:** 6.5 Acres (+/-)
- **Ownership:** Port of Portland
- **Jurisdiction:** City of Troutdale
- **Zoning:** G1 – General Industrial
- **Overlays:** g,k – River General, Prime Industrial
- **Potentially Allowed Uses:** The GI zone is primarily intended for manufacturing industries, large-scale fabricators, freight and trucking firms, primary metals, and lumber, etc., that usually require highway access and/or rail service.

For additional information, refer to the [City of Troutdale Development Code](#)

View the [TRIP Development Standards](#)



Pictured prior to development, the Troutdale Reynolds Industrial Park, a 700-acre former brownfield, has since been revitalized by the Port and other partners to become a job center for the community.



Submarket Overview

The site is in the East Columbia Corridor Industrial Submarket, which continues to attract notable corporations.

- Vacancy: 6.2%
- Annual Rent Growth: 3.1 %
- Large corporate presence including Grainger, Microchip Technology, Boeing and Amazon

Access:

- Adjacent to Port of Portland's Troutdale Airport
- More than 1.1 million live in a 30-minute drive

- Over 651,000 employees can access the site in a 30-minute drive time
- I-84 is a 1.6-mile (+/-) drive from the site
- Only 7.6 miles (+/-) to I-205 via N. Marine Dr.
- Approximately 16-mile drive to I-5
- Approximately 19-mile drive to Terminal 6
- Portland International Airport (PDX) is about a 9-mile drive from the site

Additional Incentives:

- Located in Foreign Trade Zone 45

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

Chris Damgen, Port of Portland

843-226-0412 | chris.damgen@portofportland.com

This flyer is for informational purposes only and should not be construed as an offer to sell or lease or otherwise be binding. The terms of any proposed sale or lease are contingent upon the execution of a purchase and sale agreement or lease agreement acceptable to each party and approval of the Port of Portland Commission. Potential lessee or buyers are responsible for verifying the information on this flyer as part of their own due diligence.