

FOR LEASE

GATEWAY CORPORATE CENTER

±28,545 SF Class A Industrial Distribution Space Available

18474 NE SANDY BLVD, BLDG D, GRESHAM, OR



KIDDER.COM

km Kidder
Mathews

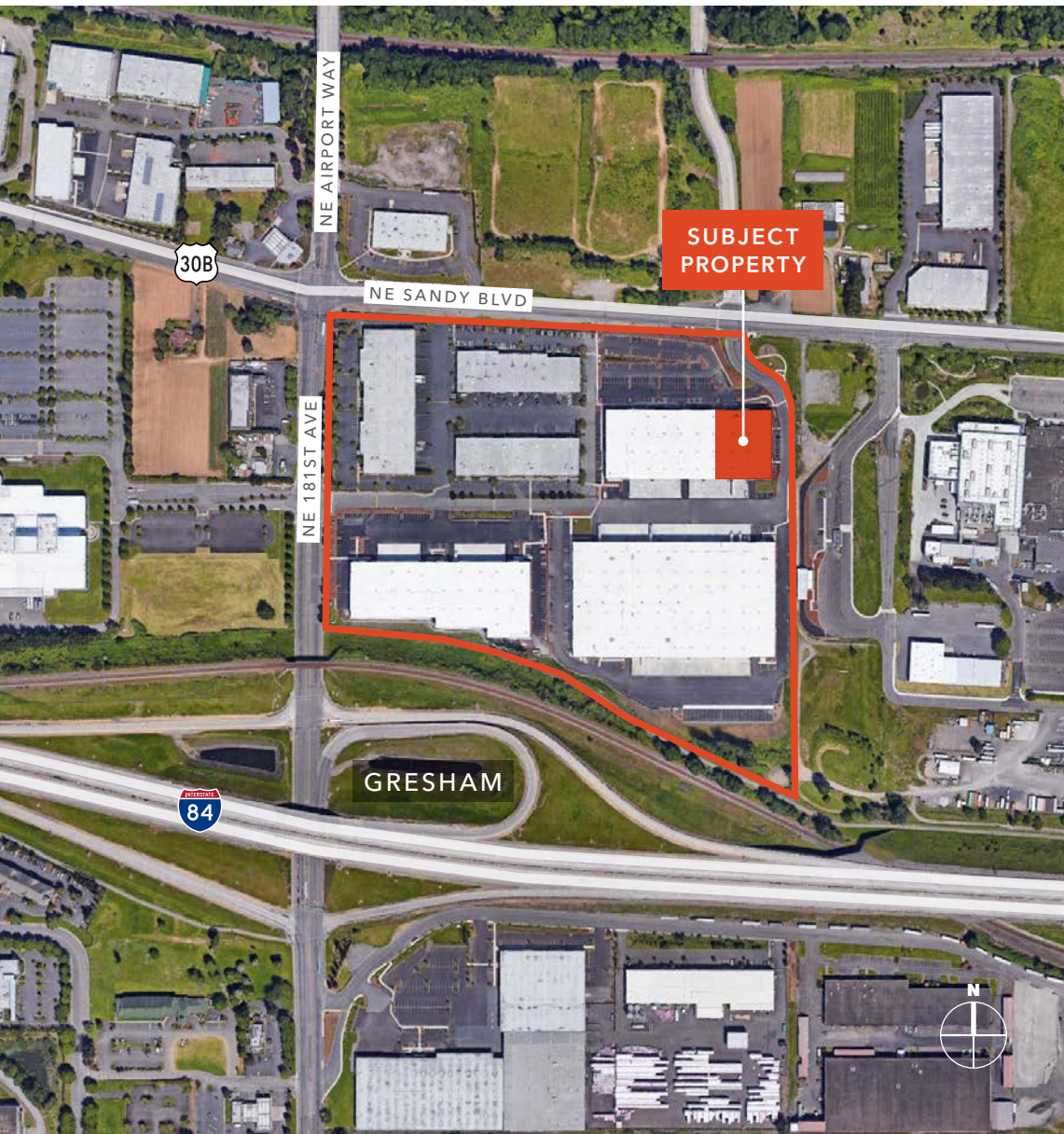


Gateway Corporate Center is a master planned business park located directly adjacent to the I-84 and 181st Ave interchange, offering unparalleled freeway access.

SHELL AREA	±28,545 SF
OFFICE	±2,300 SF
LOADING	4 dock doors & 1 grade-level door
CLEAR HEIGHT	30'
LOCATION	Located near Portland International Airport along I-84
AMENITIES	Superior state of the art building design & features
AVAILABLE	May 1, 2026
LEASE RATE	Call for quote

±28,545 SF
AVAILABLE

CALL
FOR LEASE RATE



PROPERTY HIGHLIGHTS

BUILDING D SPECIFICATIONS

High density ESFR sprinklers

Wide column spacing of 50' x 52'

Extensive parking available

ENERGY EFFICIENT FEATURES

Designed to meet most current Oregon Energy Code

R-20 roof mounted "Rigid" insulation

Skylights in warehouse

LOCATION FEATURES

Project is located directly adjacent to major I-84 freeway interchange

Located near Portland International Airport

Two (2) separate mass transit bus stops at the project

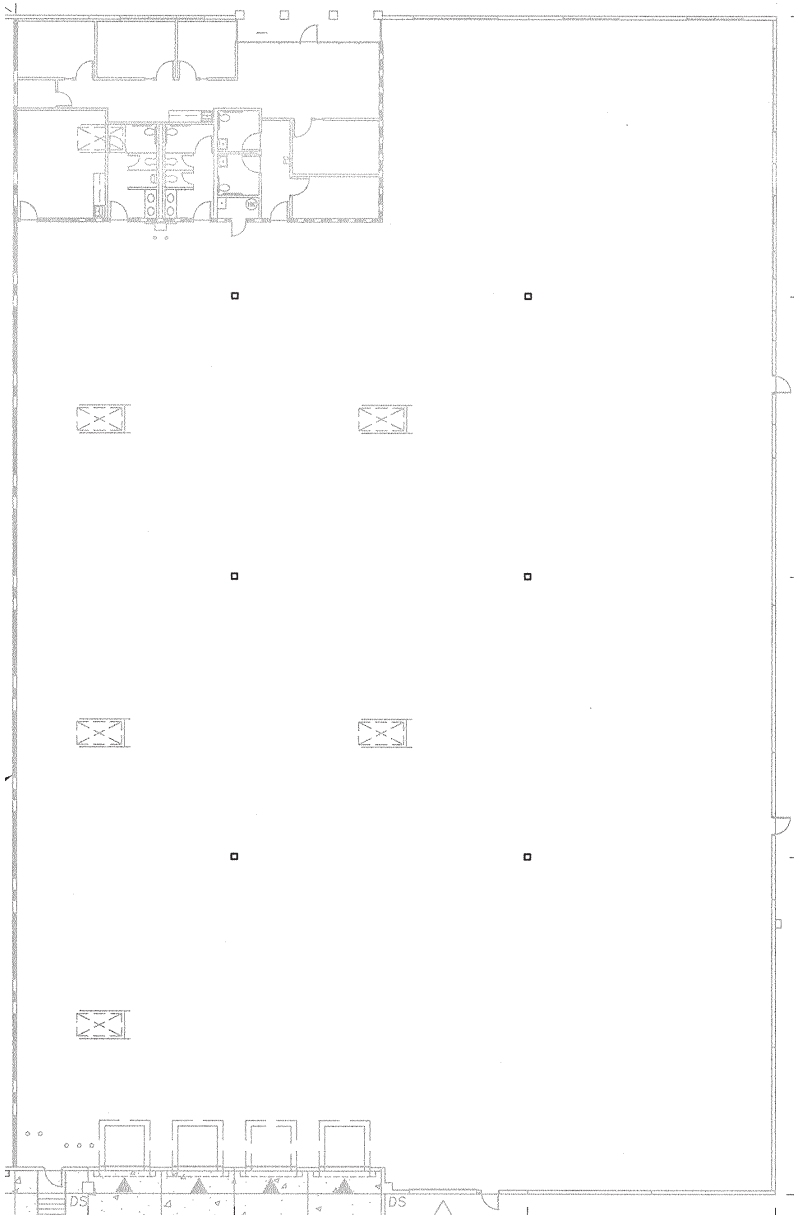
PROJECT FEATURES

High quality concrete tilt-up construction

Multiple ingress/egress points to property providing easy truck access and circulation

Expansive truck court with entrances at both sides allowing for drive through truck access

FLOOR PLAN



±28,545 SF

AVAILABLE

4 DOCK

DOORS

1 GRADE

DOOR

- ▲ Dock-high loading
- △ Grade level loading



Exclusively listed by

STEVEN KLEIN

503.221.2260

steven.klein@kidder.com

PETER STALICK

503.221.2272

peter.stalick@kidder.com

BRENDAN MURPHY

503.721.2705

brendan.murphy@kidder.com

GENEVIEVE KLEIN

503.915.9192

genevieve.klein@kidder.com

KIDDER.COM