



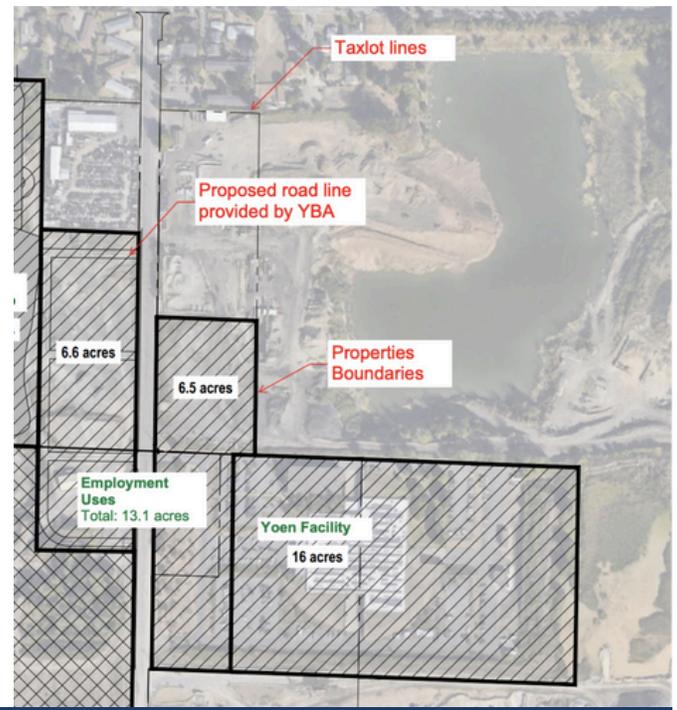
VANCE PROPERTIES: 190TH EMPLOYMENT CORRIDOR

Flexible Industrial Campus Opportunity

SE 190th Avenue, Gresham, Oregon

The 190th Employment Corridor represents a unique, flexible campus solution for businesses. Comprised of the two-building office component and adjacent developable industrial land, this campus is designed to respond to evolving business needs, whether as a unified headquarters and manufacturing campus or as standalone spaces for office, R&D, light assembly, or distribution.

Anchored by a newer, two-level building with expansive glazing and bedrock-anchored structure, alongside an early-1980s office/fleet-bay building, the Yeon Facility offers immediate occupancy with strong infrastructure.



Land: Two parcels equalling 13.1 gross acres (53,014 sq meters); additional 16 acre (64,750 sq meters) Yeon Facility site with existing buildings

Zoning: Heavy industrial (HI) with a mix of Title IV industrial areas and Title IV Employment Areas

Utility Specifications: Upon request

Cost: Negotiable

Ownership: Multnomah County

Opportunity Zone: Yes

Highway (84): 2.5 Miles

International Airport (PDX): 8.5 Miles

Public Transit (MAX & Bus): 0.7 Miles

Contact

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Vance Vision Plan

The 190th Employment Corridor is an active opportunity for regional job creation, inclusive workforce development, and community renewal. With nearby training institutions, transit access, and a neighborhood poised for growth, the corridor offers operational flexibility and strategic alignment with the county's vision for equitable economic development.

Learn more - <https://multco.us/programs/vance-vision-plan>

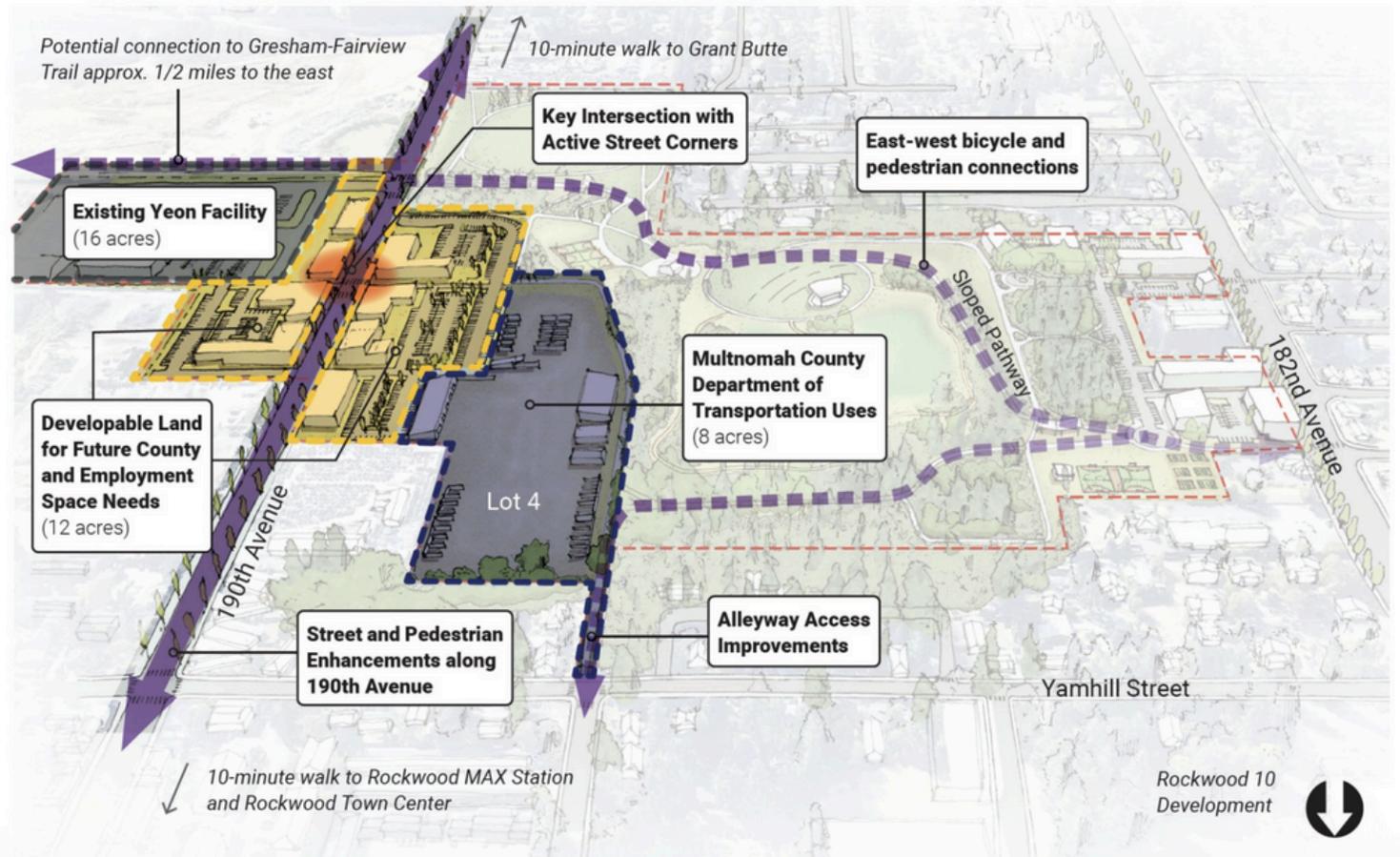
Site Advantages

Dual-Use Campus Design: Combine office + industrial, tailoring to your business needs

Development Flexibility: Start in the existing buildings while developing buildable land

Robust Infrastructure + Connectivity: Existing parking, fleet bay, modern building systems

Access to Talent & Training Pipelines: Adjacent to leading workforce providers and transit



Yeon Facility Specifications



The original Yeon Building (1980) features multi-level office space, a daylight garage and shop currently used for fleet services, and rooftop solar panels, while the Yeon Annex (1998) offers modern, light-filled office space constructed with deep structural supports anchored to bedrock for superior seismic resilience.

B425 Yeon Building - 3 Floors

Basement - 88,871 Gross Sq Ft

1st Floor - 87,322 Gross Sq Ft

2nd Floor - 13,700 Gross Sq Ft

(Office Space)

B455 Yeon Annex - 2 Floors

1st Floor - 11,564 Gross Sq Ft

(office space, community foyer)

2nd Floor - 11,758 Gross Sq Ft

(office space)