

FOR LEASE > BUILDING D DISTRIBUTION SPACE



Clackamas Commons

12472 SE CAPPS ROAD CLACKAMAS, OREGON 97015



Offering Overview

Clackamas Commons is a premier business park in the Clackamas/Milwaukie Submarket of the Portland Metropolitan Area. The site features modern high-quality construction and is situated less than 3 miles from Interstate 205 enjoying outstanding access to major distribution networks.

Available September 1, 2016

Lease Scenario

Shell	Office	Dock Doors	Grade Doors	Asking Rental Rate
31,331 SF	2,650	8	2	Call for Rates

*Triple net expenses estimated at \$.13/SF/Mo.



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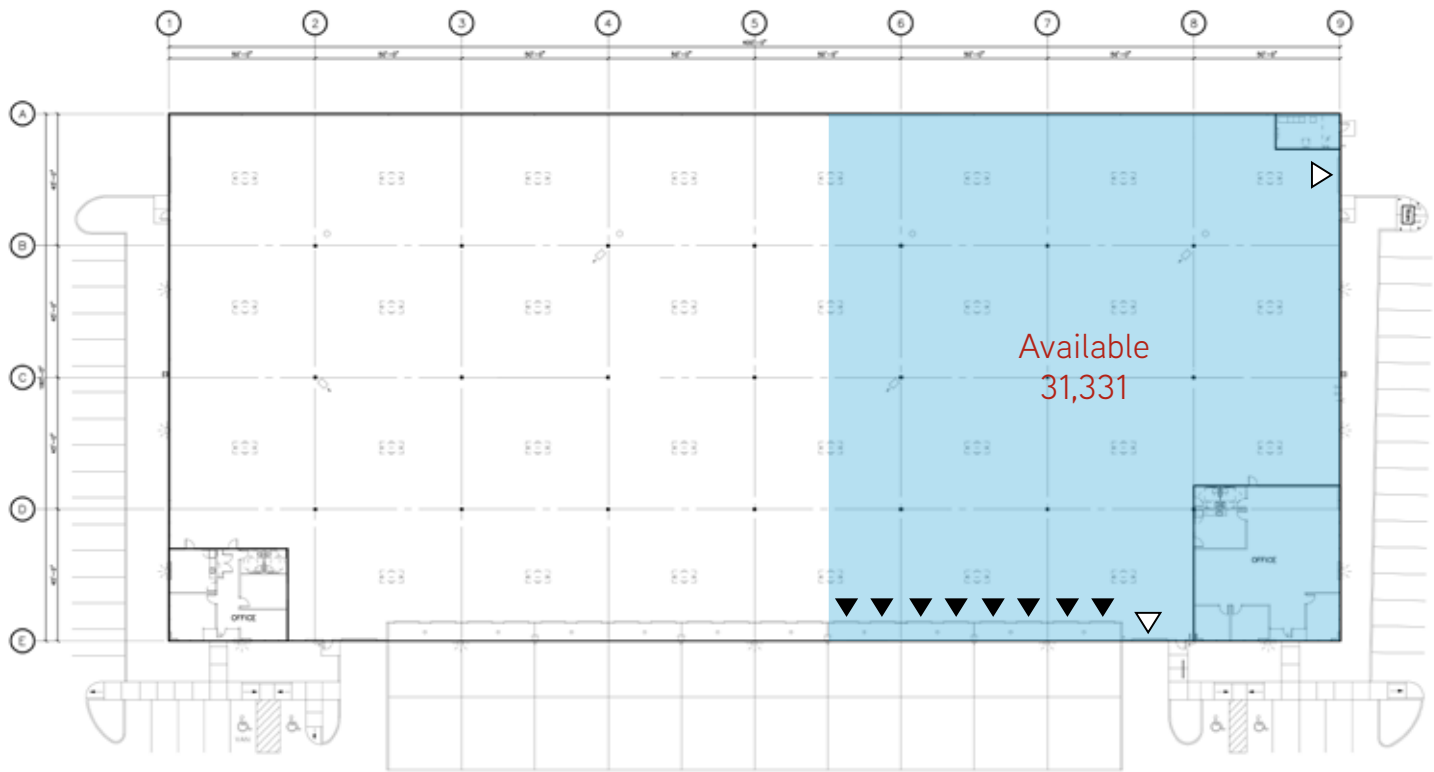
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FLOOR PLAN



Property Details	
Total Building Size	72,000 SF
Total Lot Size	4 acres
Zoning	Clackamas County I-3 (General Industrial)
Tax Incentives	Located within an Enterprise Zone
Distance to I-205	2.3 miles
Built In	2006
Clear Height	26'
Power	1200 amp, 3-phase
Sprinklers	ESFR
Column Spacing	45'x50'
Outside Storage	Potential yard area

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