

FOR LEASE

9902-9906 SE Empire Court, Clackamas, Oregon

Clackamas Warehouse/Office



Property Description

Space:	9902/9904	9904	9902	9906
Warehouse:	5,053 SF	1,731 SF	3,322 SF	2,215 SF
Office:	1,126 SF	369 SF	757 SF	935 SF
Total:	6,179 SF	2,100 SF	3,729 SF	3,150 SF
Lease Rate:	\$3,203.50/mo	\$1,155/mo	\$1,985/mo	\$1,540/mo
	Triple Nets estimated to be \$0.12/SF			
Loading:	2 grade level (Space 9906 has one grade level)			
Clearance:	22'			
Power:	3-phase 200-amps			

Features

- Excellent Clackamas location with easy access to I-205 and HWY-24
- End cap space offers two storefronts
- Space 9906 has second floor office with 431 SF which landlord is not charging for

For additional information, contact:

Brett Bayne

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