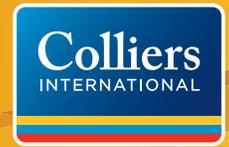


FOR SALE OR LEASE > CLACKAMAS COMMONS, BUILDING D



72K SF Distribution Building

12472 SE CAPPS ROAD CLACKAMAS, OREGON 97015



A Project Of:
IDM
 Investment Development Management, LLC
 (360) 567-0201

Offering Overview

This freestanding building is located within Clackamas Commons, 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.

Sale Scenarios		
Size	Office	Asking Price
72,000 SF Shell	3,838	Contact broker for price and terms
45,165 SF*	1,278	
26,835 SF*	2,560	

*Divisible options to be sold as a condominium

Lease Scenarios				
Shell	Office	Dock Doors	Grade Doors	Asking Rental Rate
72,000 SF	3,838	20	4	Call for Rates
45,165 SF	1,278	14	2	
26,835 SF	2,560	6	2	



Jon M. Rubey
 Broker | Industrial & Flex
 +1 503 499 0051
 Portland, Oregon
 jon.rubey@colliers.com

Mark McClung
 Vice President
 +1 503 499 0066
 Portland, Oregon
 mark.mcclung@colliers.com

COLLIERS INTERNATIONAL
 601 SW Second Avenue
 Suite 1950
 Portland, Oregon 97204
 www.colliers.com

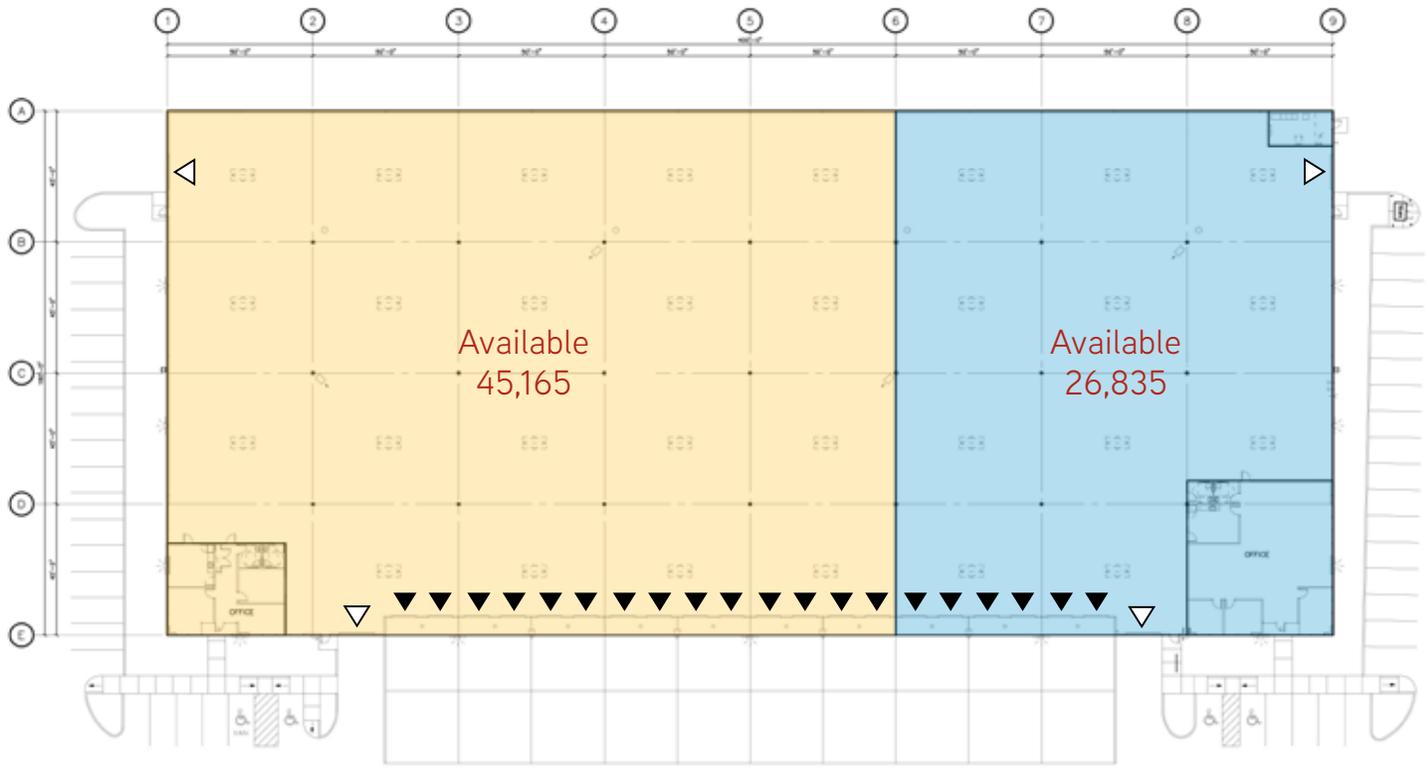
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FLOOR PLAN



Property Details	
Total Building Size	72,000 SF
Total Lot Size	4 acres
Access	Via easements through Clackamas Commons
Zoning	Clackamas County I-3 (General Industrial)
2012 Property Taxes	\$56,893
Tax Incentives	Located within an Enterprise Zone
Distance to I-205	2.3 miles
Built In	2006
Clear Height	26'
Sprinklers	ESFR
Column Spacing	45'x50'
Outside Storage	Potential yard area

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