

FOR LEASE



MILWAUKIE TRADE CENTER

14200 SE M'CLOUGHLIN BLVD, MILWAUKIE, OREGON

BUILDING PARK FEATURES:

- Light Industrial/Warehouse/Office Spaces
- Multiple Suites Available from 1,460 - 4,800 SF
- 10' x 14' Grade Level Loading Doors
- Excellent location with visibility on McLoughlin Blvd
- 200 Amp, 3-Phase Power
- 18' Ceiling Height in Warehouse
- Zoning is General Commercial (C-3), Clackamas County
- Additional Offsite Parking
- \$0.163/SF/Mo. Triple Nets
- See Reverse Side for Availabilities & Lease Rates

Contact

SCOTT MILLER
503.517.9872

SCOTT M@
CAPACITYCOMMERCIAL.COM



805 SW Broadway
Suite 700
Portland, OR 97205

t. 503.326.9000
f. 503.425.1006

Proud member of:



The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

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SUITE	SIZE			PROMOTIONAL LEASE RATES		
	SHELL SF*	OFFICE SF	MEZZ. SF	SHELL	OFFICE	BASE RENT*
D LEASED	1,813	300	300	\$0.40	\$0.65	\$920 NNN
I LEASED	1,842	300	300	\$0.40	\$0.65	\$932 NNN
H AVAILABLE	-	300	-	-	-	\$390 NNN
J LEASED	1,460	300	300	\$0.40	\$0.65	\$779 NNN
G AVAILABLE	4,822	2,300	2,000	\$0.30	\$0.50	\$2,447 NNN

*MEZZANINE NOT COUNTED IN SHELL SQUARE FOOTAGE OR RATES.



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