

FOR SALE OR LEASE > BUILDING C



# Clackamas Commons

12430 SE CAPPS ROAD CLACKAMAS, OREGON 97015

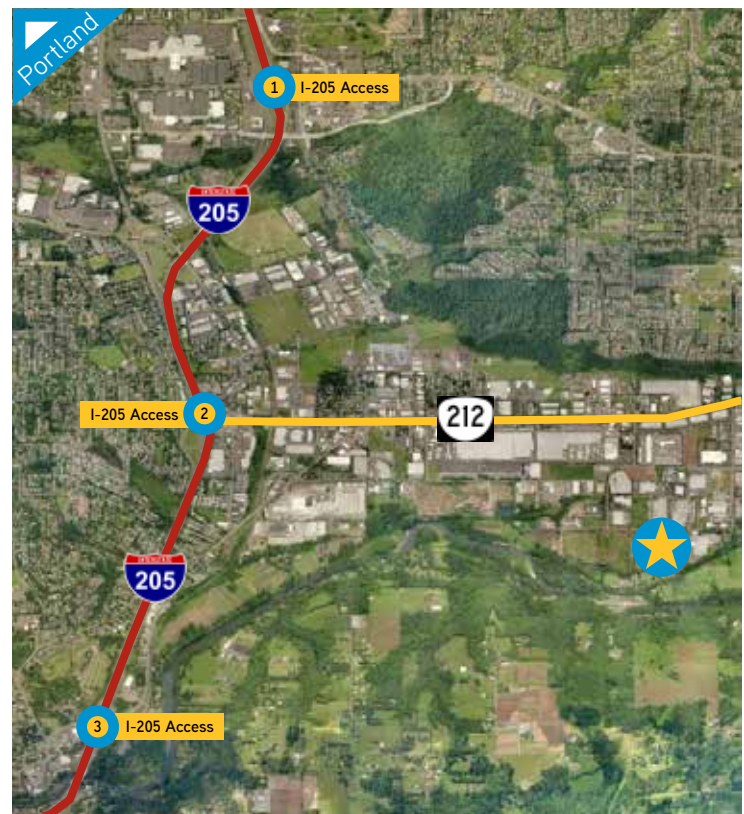


## Project Overview

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.

### Building C Details

Currently Available	15,564 SF
Office	4,085 SF
Clear Height	26'
Sprinklers	ESFR
Loading	6 docks with concrete aprons, 1 grade
Column Spacing	45'x50'
Mezzanine	1,820 SF of functional load-bearing storage
NNN Expenses	Estimated at \$0.165 /SF
Asking Rental Rate	Call for Rates
Sale	Premises to be purchased as a condominium



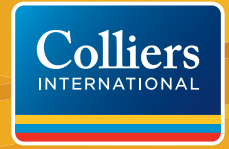
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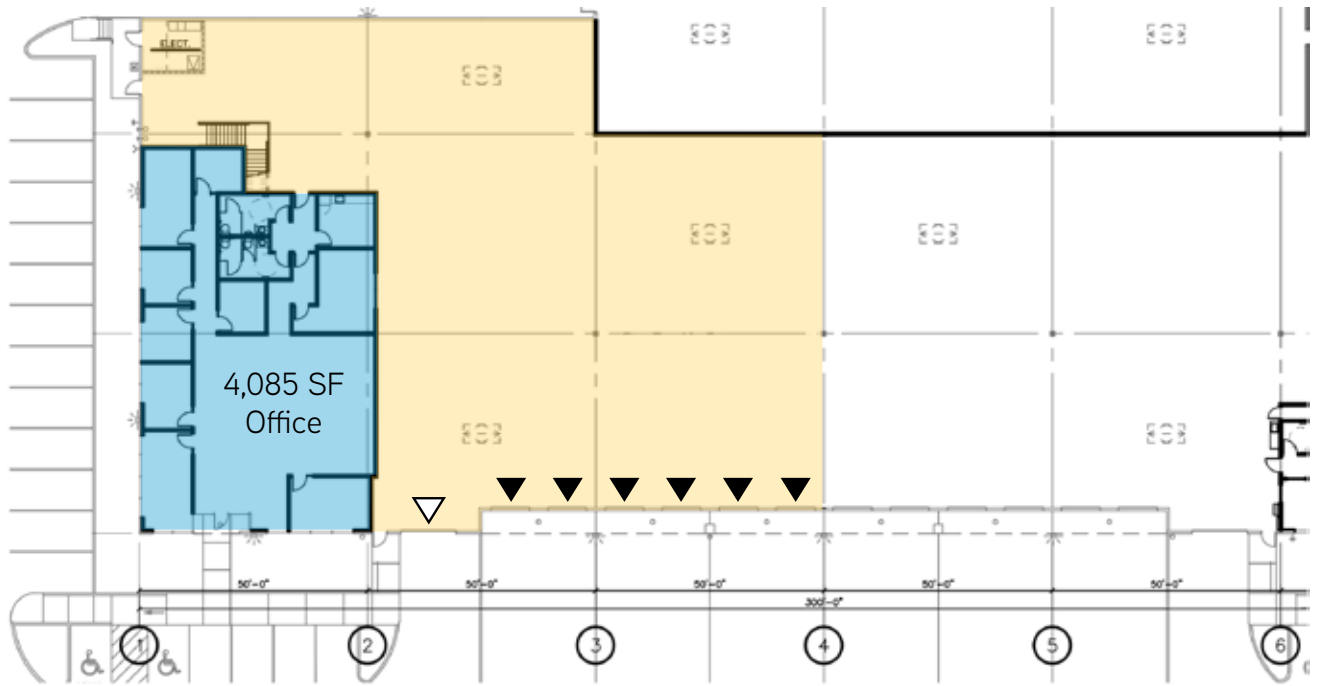


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**FLOOR PLAN**



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