km Kidder Mathews

For Sale

Specialized Manufacturing Facility with yard

3701 SE Naef Rd Milwaukie, OR

Contact

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Karla Hansen 503.721.2727 khansen@kiddermathews.com



Features

±61,720 SF shell area plus 4,000 SF
mezzanine storage area in addition
to the warehouse
±4,000 SF office
5.09 acre total site with 3.67 acre
fenced/paved/graveled yard area
15 grade level loading doors as large
as 44 x 16 foot
18'-20' maximum ceiling height
in warehouse
Sprinklered throughout

Electrical, air and water lines well distributed Minimum 1200 amps 480 volt + 800-1,000 amps 208/120 volt power Two separate clear span areas totaling 20,000 and 10,000 SF Excellent Clackamas County location with easy access to I-205, SE McLoughlin Blvd and downtown Portland

Sale Price: \$3,300,000



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