

INDUSTRIAL PROPERTY FOR LEASE

Imperial Plaza

15635-15875 SE 114TH AVE / CLACKAMAS, OR 97015



Incubator business park with warehouse and office spaces available

CONTACT

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Flexible space with exceptional access

Imperial Plaza is the perfect home for manufacturing, distribution, warehousing, and office use. With flexible suites, competitive rates, and a location designed for convenience, Imperial Plaza is built to help businesses thrive.

PROPERTY HIGHLIGHTS

- Flexible lease terms (2–5 years)
- Start-up business friendly
- Competitive rates
- Suite sizes for growing businesses
- Off-street parking for tenants and visitors
- Easy access to I-205, I-5, I-84, Downtown Portland & Vancouver
- Professionally-managed property with nightly courtesy patrol
- All suites feature private entrances, individual HVAC, and in-suite restrooms

LOCATION HIGHLIGHTS

Located along Highway 212, directly across from Fred Meyer and Safeway Distribution Centers, with excellent visibility and regional access.



Lease Spaces



LEASE INFORMATION

Lease Type:	NNN
Total Space:	480-2,130 SF

Lease Term:	24 - 60 months
Lease Rate:	\$13.50 - \$20.00 SF/yr

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1J	Available	2,436 SF	NNN	\$15.50 SF/yr	426 SF of Office and 2,010 of warehouse
2-J/K	Available	5,097 SF	NNN	\$15.50 SF/yr	1,176 SF Office / 2,120 SF Warehouse / 801 SF Loft / Grade Level rollup
5-206	Available	672 SF	NNN	\$13.50 SF/yr	672 SF of 2nd floor office
5-211	Available	648 SF	NNN	\$13.50 SF/yr	648 SF of 2nd floor office
6-15800	Available	2,130 SF	NNN	\$15.50 SF/yr	1,440 SF warehouse w/ 690 SF office / Grade level roll up
6-15802	Available	690 SF	NNN	\$13.50 SF/yr	690 SF of 2nd floor office
6-15810	Available	690 SF	NNN	\$13.50 SF/yr	690 SF of 2nd floor office
6-15822	Available	690 SF	NNN	\$13.50 SF/yr	690 SF of 2nd floor office
6-15824	Available	2,130 SF	NNN	\$15.50 SF/yr	1,440 SF warehouse w/ 690 SF office / Grade level roll up
6-15826	Available	690 SF	NNN	\$13.50 SF/yr	690 SF of 2nd floor office
6-15830	Available	690 SF	NNN	\$13.50 SF/yr	690 SF of 2nd floor office
6-15838	Available	690 SF	NNN	\$13.50 SF/yr	690 SF of 2nd floor office
6-15850	Available	2,130 SF	NNN	\$15.50 SF/yr	1,440 SF warehouse w/ 690 SF office / Grade level roll up

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Aerial Map



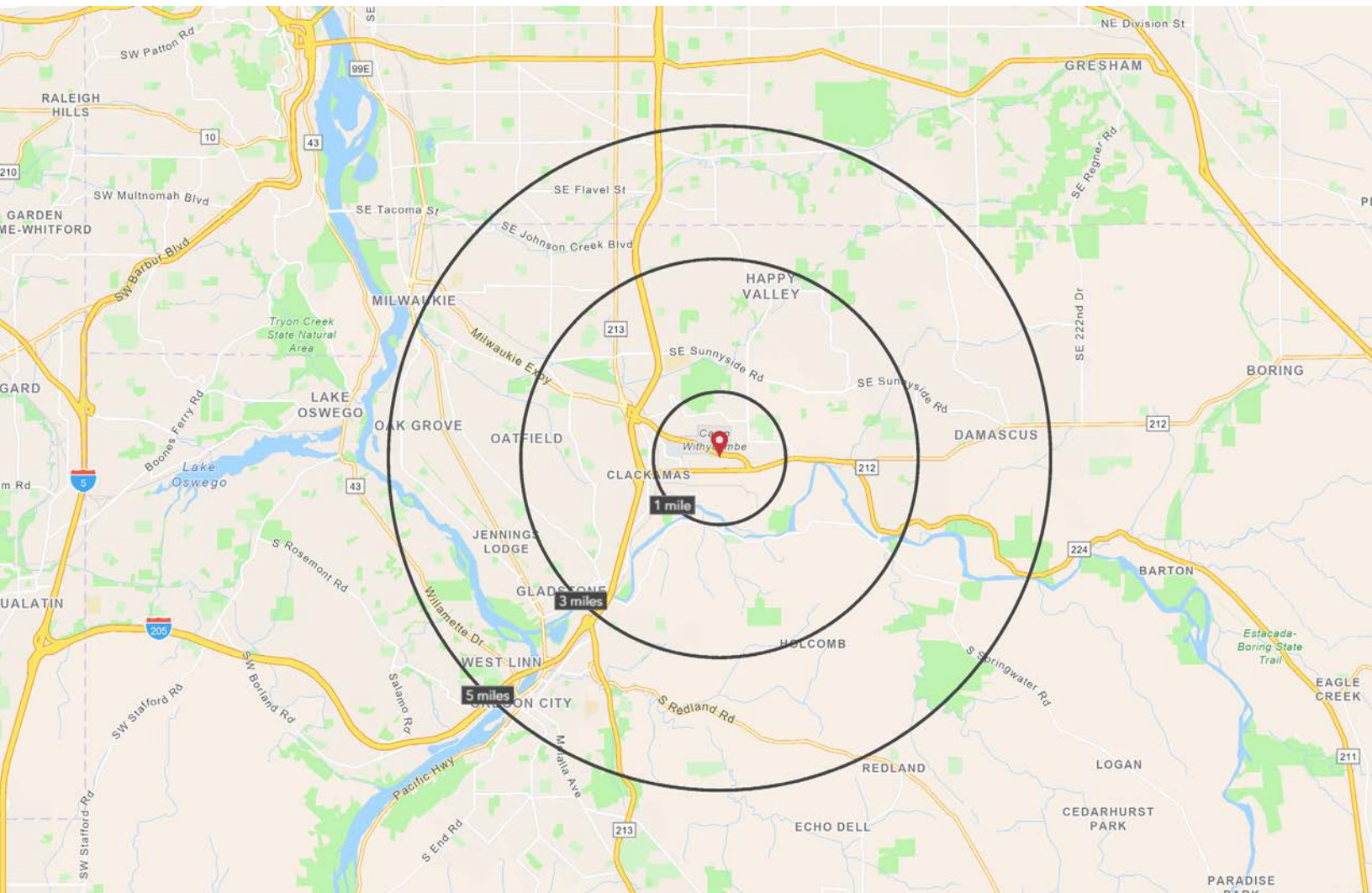
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Demographics



	1 MILE	3 MILE	5 MILE
2025 Estimated Total Population	6,389	80,468	204,098
2030 Projected Total Population	6,486	82,072	207,071
2025 Average HH Income	\$133,528	\$132,882	\$126,480
2025 Median Home Value	\$609,771	\$617,110	\$604,776
2025 Estimated Total Households	2,305	29,847	78,139
2025 Daytime Demographics 16+	10,928	43,600	91,322
2025 Some College or Higher	73%	73%	72%

Source: ESRI (2025)

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