

FOR LEASE

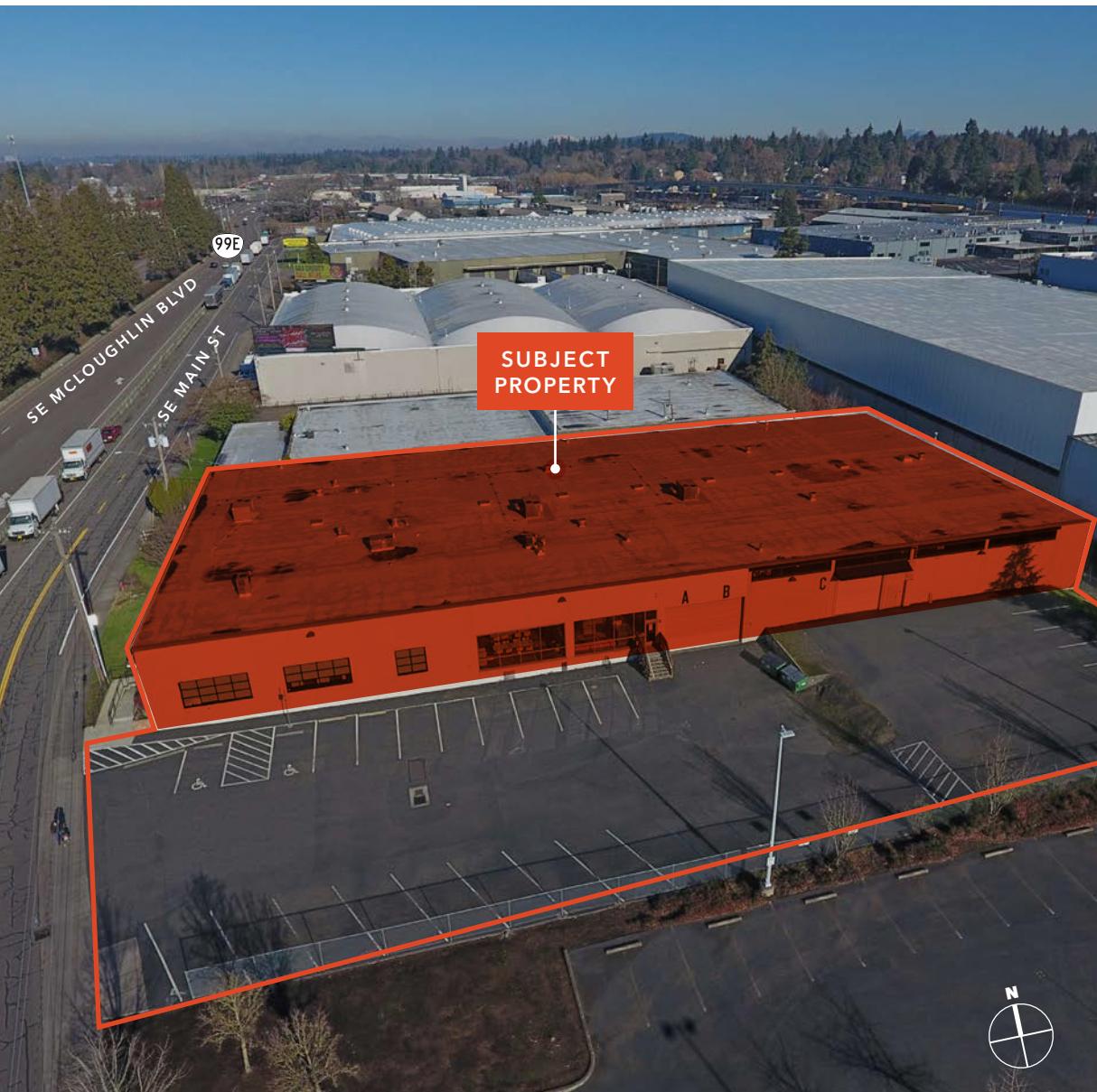
REMODELED FREE-STANDING INDUSTRIAL BUILDING

9592 SE MAIN ST, MILWAUKIE, OR



*High exposure property located in
business-friendly Clackamas County*

km Kidder
Mathews



Ideal for manufacturing, warehousing, or a headquarters, with prime street exposure.

TOTAL BUILDING AREA	30,265 SF
OFFICE AREA	6,986 SF Fully remodeled - Class A office space
LOADING	2 recessed double-wide dock doors 1 grade-level door 2 additional docks possible
POWER	1600 AMPS of 480V
WAREHOUSE	Warehouse partially climate controlled and equipped with fans
SPRINKLER	Wet
PARKING	Exclusive parking on-site
ROOF	2017 Roof Replacement
LAND AREA	1.30 AC (56,714 SF)
LEASE RATE	Call for quote
ZONING	North Milwaukie Employment (NME)

→ VIEW ZONING

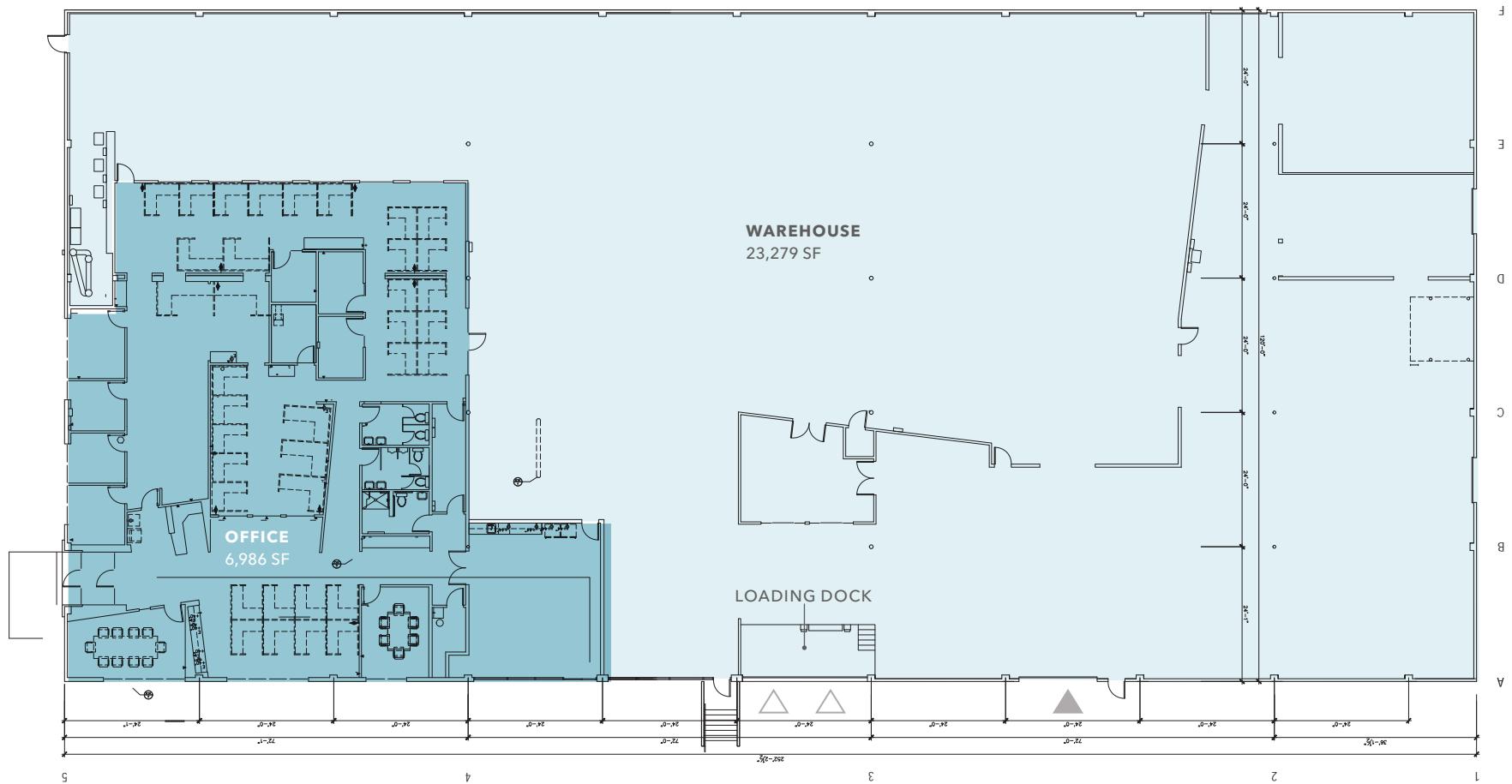
30,265 SF
AVAILABLE

CALL
FOR LEASE RATE

9592 SE MAIN ST

FLOOR PLAN - 30,265 SF SHELL

FLOOR PLAN



▲ Grade level loading

△ Dock-high loading



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9592 SE MAIN ST



LOADING



OFFICE



BREAKROOM



WAREHOUSE

AVAILABLE FOR LEASE

KIDDER MATHEWS

PROPERTY HIGHLIGHTS

Sits along HWY 99, offering excellent freeway visibility and signage potential for tenants.

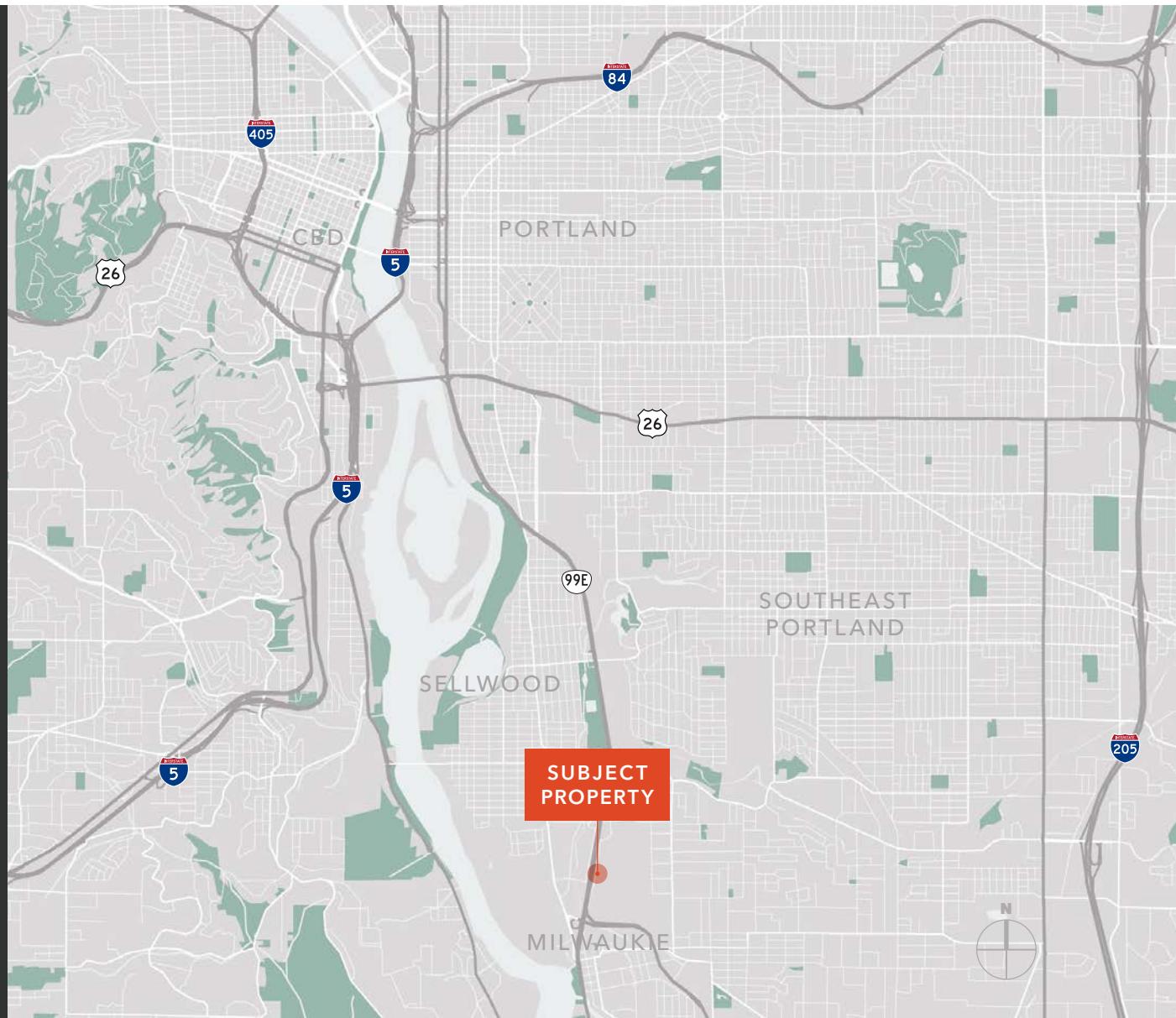
In Clackamas County, offering convenient connectivity to the Portland metro area through HWY 99 while still being located in the business-friendly tax jurisdiction of Clackamas County.

Ideal for manufacturing companies due to the heavy power capability and parking.

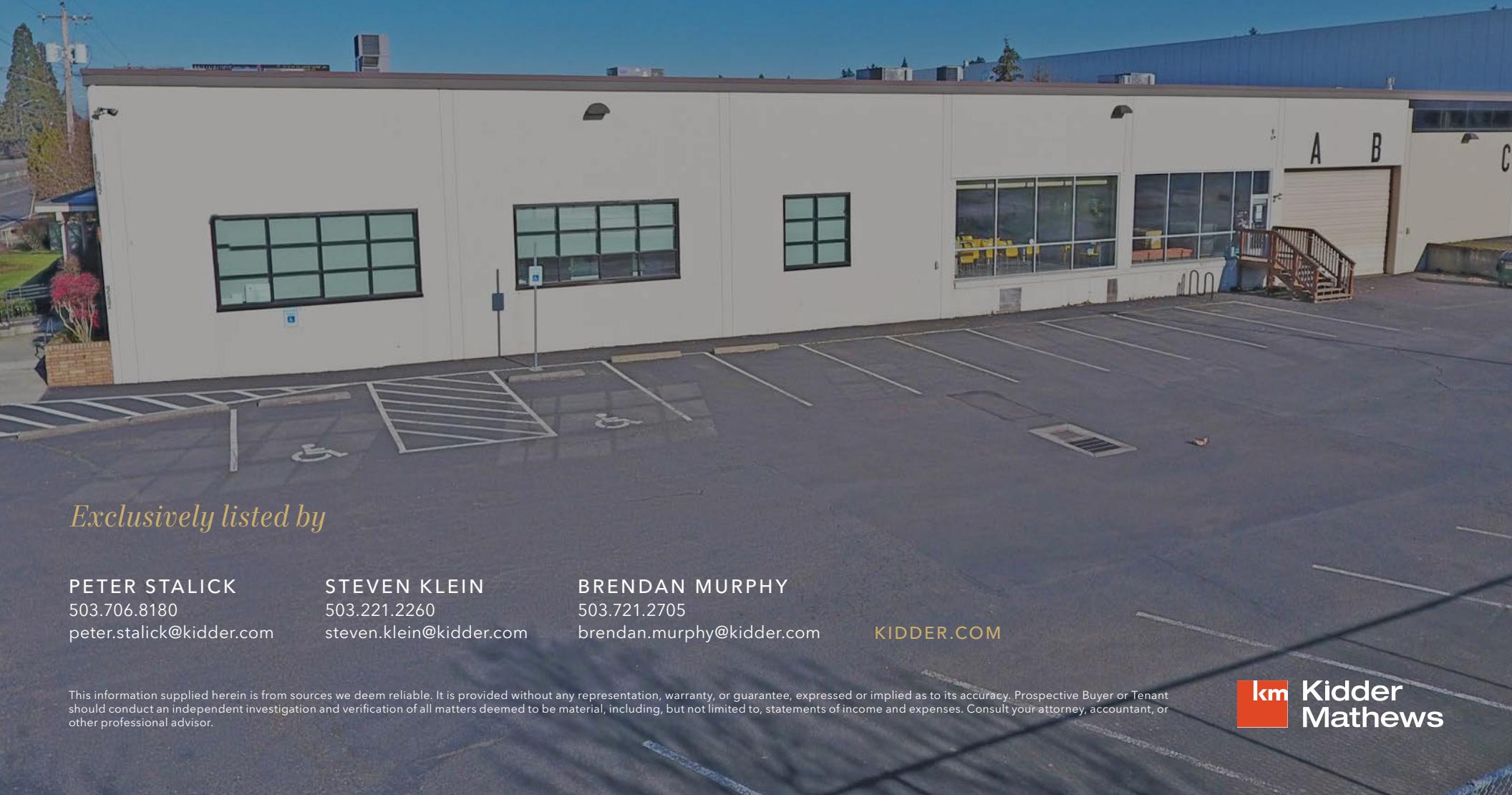
Offering an autonomous, freestanding presence, built-out office area, making it well-suited for a local headquarters location.

Property directly adjacent to Milwaukie Park & Ride parking lot with able public transportation nearby including TriMet buses and the Orange Light Rail line.

Building had a full remodel in 2019 including full office and warehouse update - all new windows throughout the building and other updates.



9592 SE MAIN ST



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km **Kidder**
Mathews