

FOR LEASE | LIGHT INDUSTRIAL BUILDING

17885 SE 82nd Drive | Gladstone, OR | Located Inbetween the HWY 212 & Gladstone Interchanges



FOR LEASE: 9,000 SF | Warehouse: 8,500 SF | Office: 500 SF



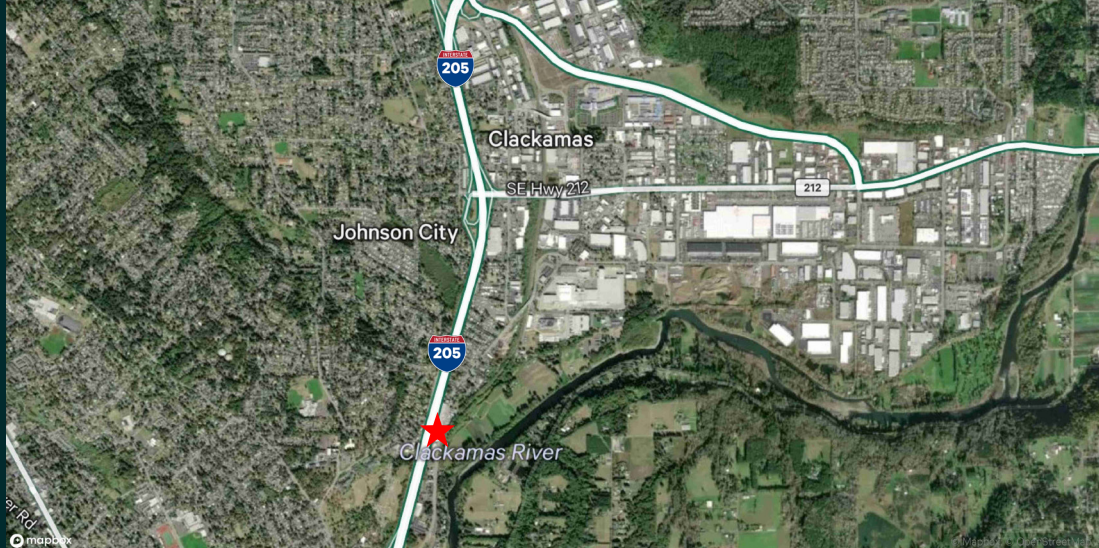
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CBRE

FOR LEASE | LIGHT INDUSTRIAL BUILDING

17885 SE 82ND DRIVE | GLADSTONE, OR | LOCATION OVERVIEW

- + Total Space: 9,000 SF
- + Warehouse: 8,500 SF + Office: 500 SF
- + Clear height: 16' to 18' at the center
- + Loading Door: 1 18' wide by 15' tall oversized grade door
- + Power: 3 phase, 200 amps
- + Zoning: Light Industrial, City of Gladstone
- + Amenities: Small yard area accessible by a grade door for exclusive use by tenant, not fully fenced
- + Immediate access to I-205 north and south of location
- + Terms: Monthly Rent: \$8,100 NNN
- + NNN charges: \$1,170 per month (\$13psf per month)
- + Available January 1, 2025



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