

INDUSTRIAL BUILDING

# FOR LEASE



**2515 SE Mailwell Drive | Milwaukie, OR**

## ***SITE SPECS & INFORMATION***

- » 63,119 SF Available
- » Renovated Office Space
- » Fenced Yard Area
- » Ample Vehicle Parking
- » City of Milwaukie and Clackamas County
- » 16' Clear Height
- » Recessed Dock Loading
- » Fully Sprinklered
- » Heavy 3-Phase Power
- » Available Now - Please Call for Lease Rates

**DON OSSEY, SIOR**  
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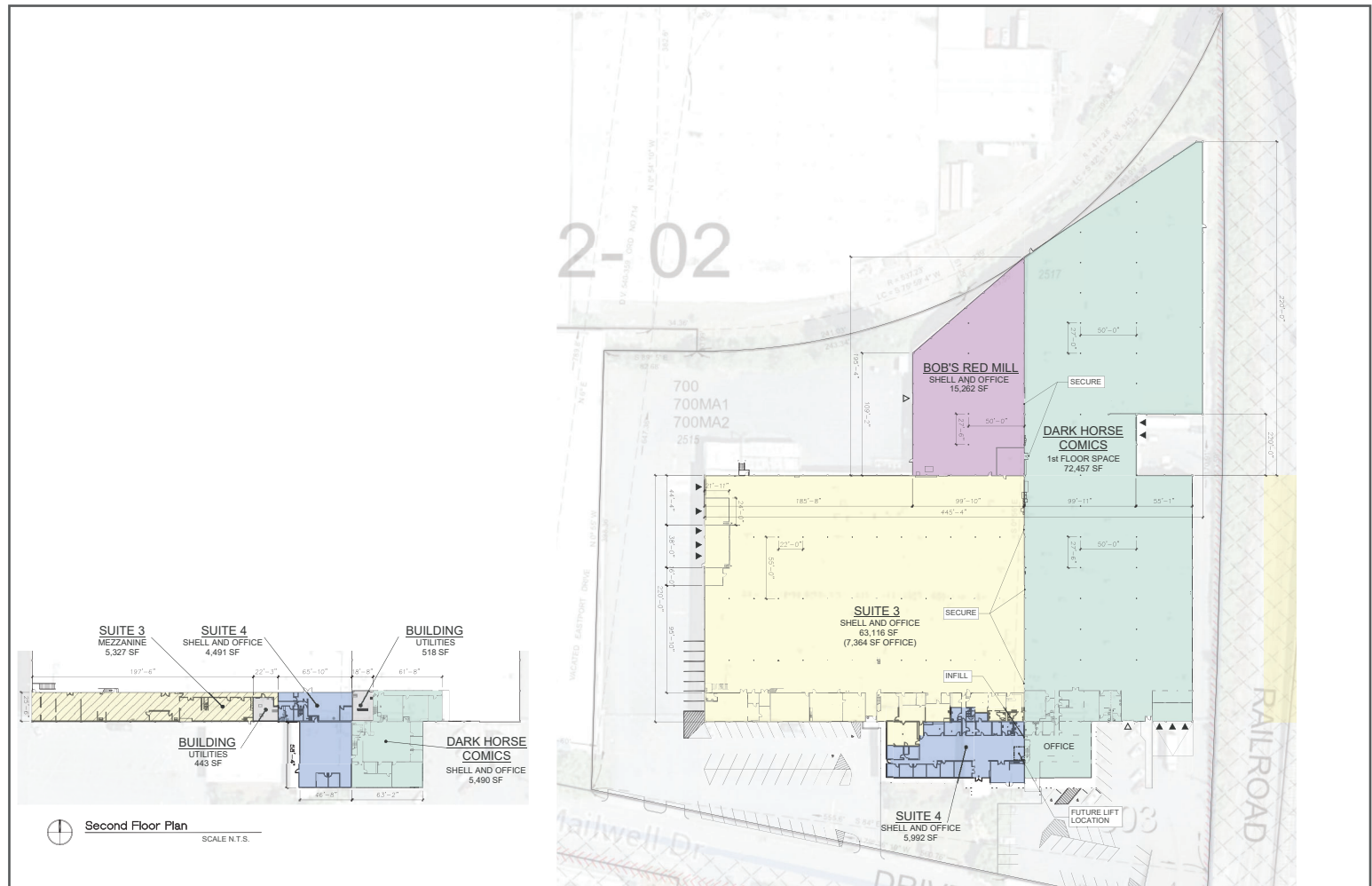
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	SHELL SF	OFFICE SF	DOCK DOORS	GRADE DOORS	CLEAR HEIGHT
LEASED	36,694	0	2	0	14'-21'
LEASED	44,876	10,916	3	1	16'-21'
SUITE 3	63,116	7,364	5	0	16'
SUITE 4 (OFFICE ONLY)	10,861	10,483	--	--	--
LEASED	15,260	0	0	1	16'
TOTALS	170,807	28,763	10	2	--



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Proud member of:



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## *Completed Landlord Improvements*

- » Paint Building Exterior & Interior
- » Install Dock and Grade Loading
- » Cambridge Unit Heaters in Warehouse
- » Update Electrical Service
- » New HVAC Units for Office
- » Carpet and Paint in Office
- » Update Existing Locker Rooms & Restrooms



## CONTACT US

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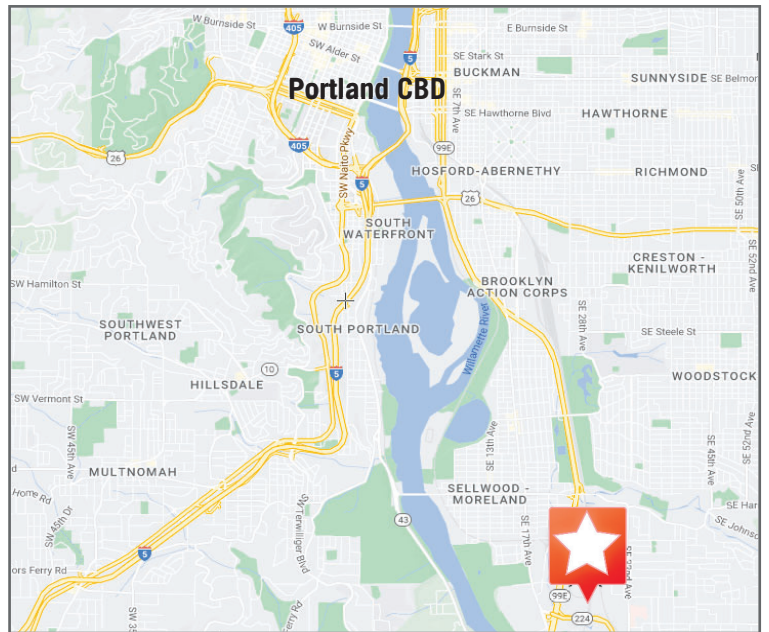
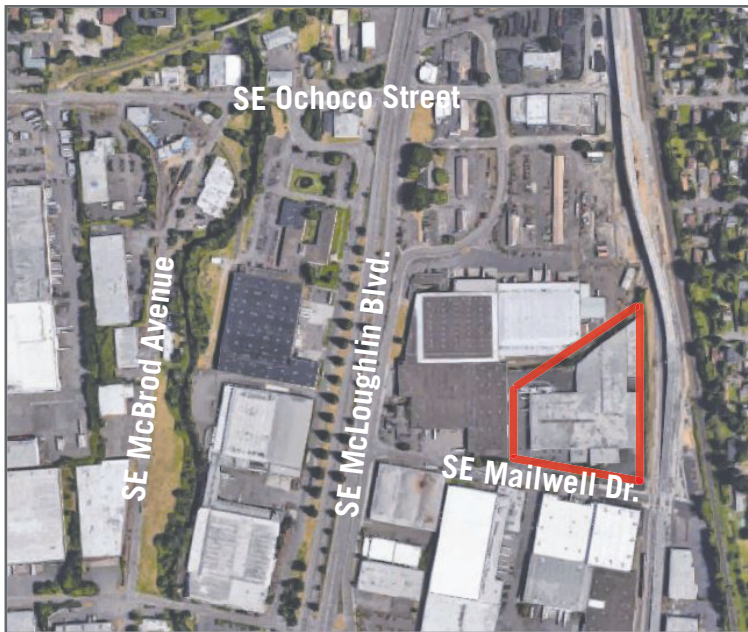
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## DESCRIPTION

- Three to five year tax abatement
- businesses that are locating or expanding in an enterprise zone may be eligible to receive an exemption from property taxes for three to five years on new investments including building construction, improvements, and equipment

## BUSINESS ELIGIBILITY

- Manufacturers, processors, shippers, other traded sector businesses, and call centers / headquarter facilities (\*Hotel / resort businesses are eligible in the Estacada, Molalla, and Sandy Enterprise Zones)
- Ineligible business: retail, construction, and financial institutions



*\* Enterprise Zone depicted above in blue*

## QUALIFIED PROPERTIES

- New buildings / structural modifications
- Newly installed machinery
- Equipment qualifies for exemption
- Non-qualified items include land, previously used property value, and miscellaneous personal items.

## CRITERIA FOR QUALIFYING PROJECTS

- Increase full-time, permanent employment by 10%
- Three-year: Pay employees at least 150% of the State minimum wage (\$16.13 per hour for 2019)  
\*Benefits included
- Five-year: pay employees at least 150% of county average annual wage (\$77,586 in 2019)
- Maintain minimum employment level during the exemption period
- Enter into a first-source agreement with local job training providers
- Pay an application fee of 0.1% of the proposed total investment

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