

INDUSTRIAL BUILDING FOR LEASE



2515 SE Mailwell Drive | Milwaukie, OR

SITE SPECS & INFORMATION

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

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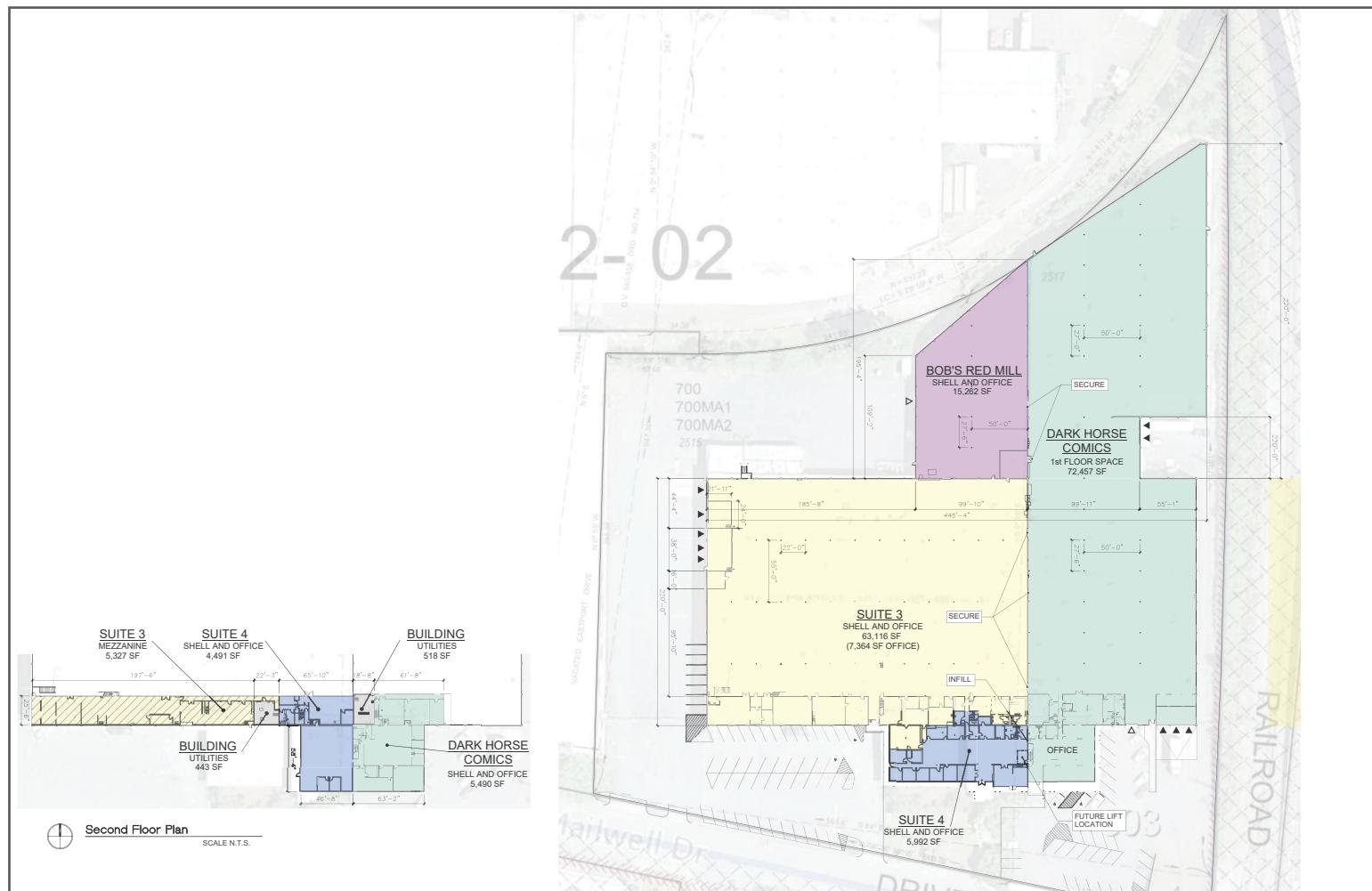
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The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

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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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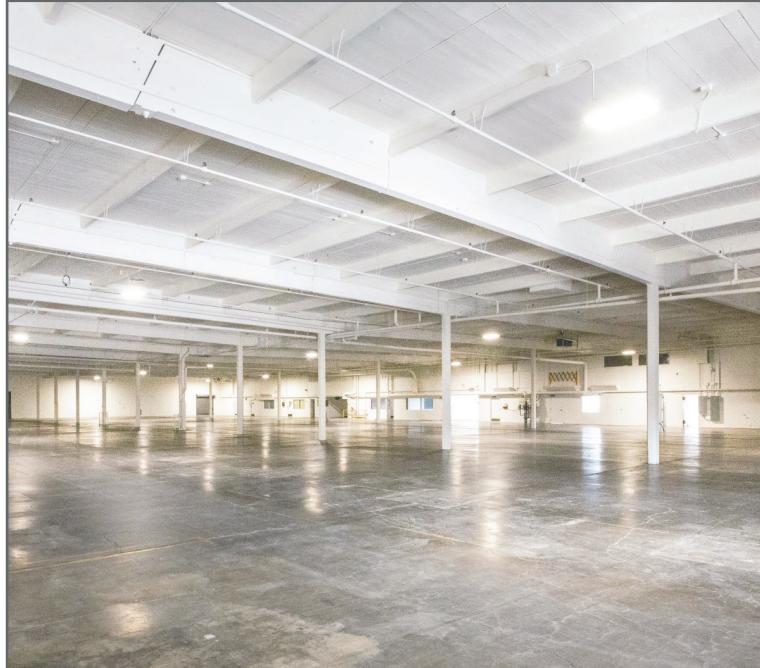
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Completed Landlord Improvements

- » 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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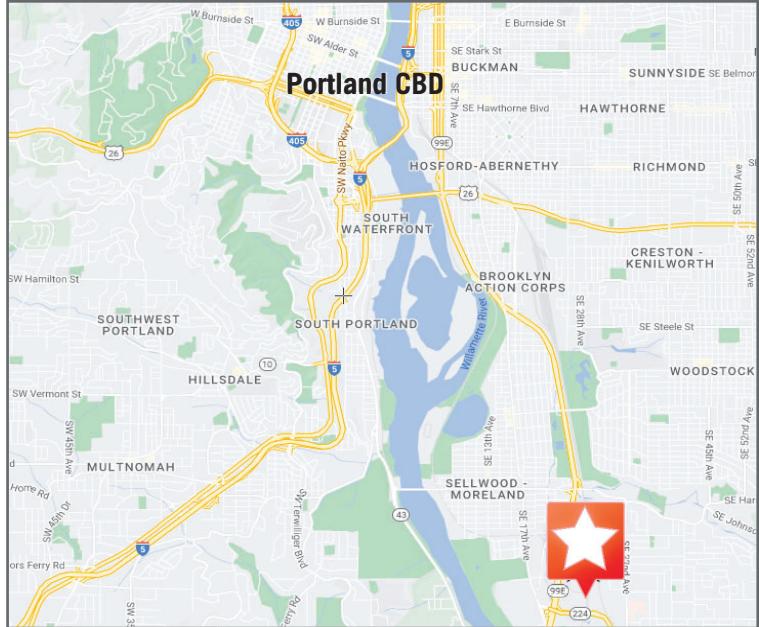
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DESCRIPTION

- 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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