



FOR SUBLEASE



## 11205 SE JENNIFER ST

**Industrial Space: 44,928 SF with 2,262 SF Office**

**11205 SE Jennifer Street, Clackamas, OR 97015**

- 44,928 SF with 2,262 SF Office
- Convenient Access to I-205 and Hwy 212
- Clackamas Valley Railway & Union Pacific Railroad
- Available within 30 Days

**STEPHEN OSSEY**

Senior Associate Broker | Licensed in OR  
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**DON OSSEY, SIOR**

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**SCOTT KAPPES, SIOR**

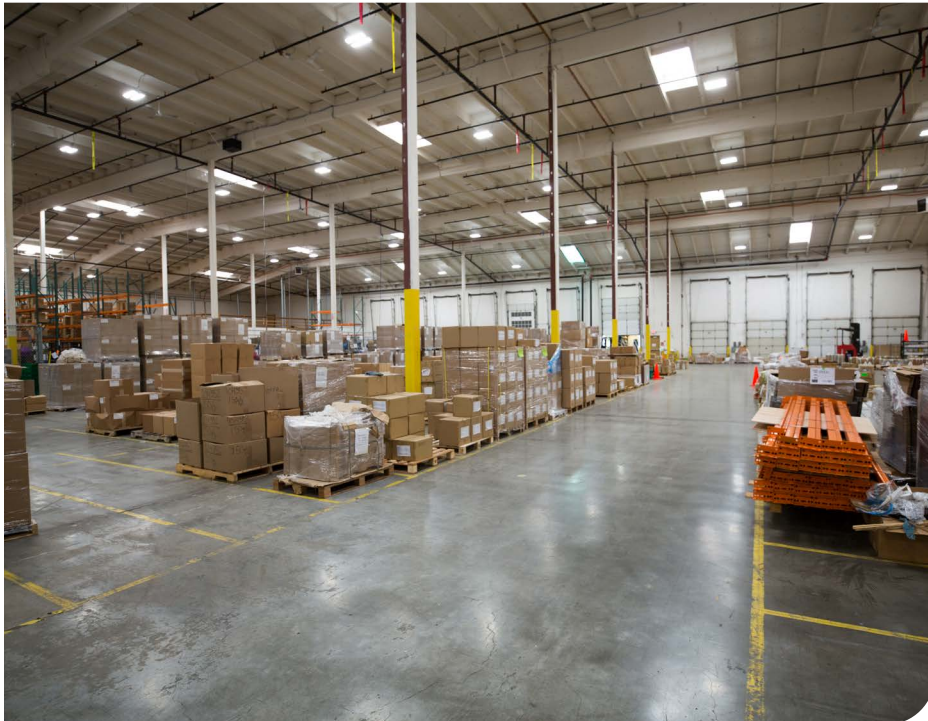
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**CHRIS KAPPES**

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# PROPERTY SUMMARY



**FOR  
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## PROPERTY DETAILS

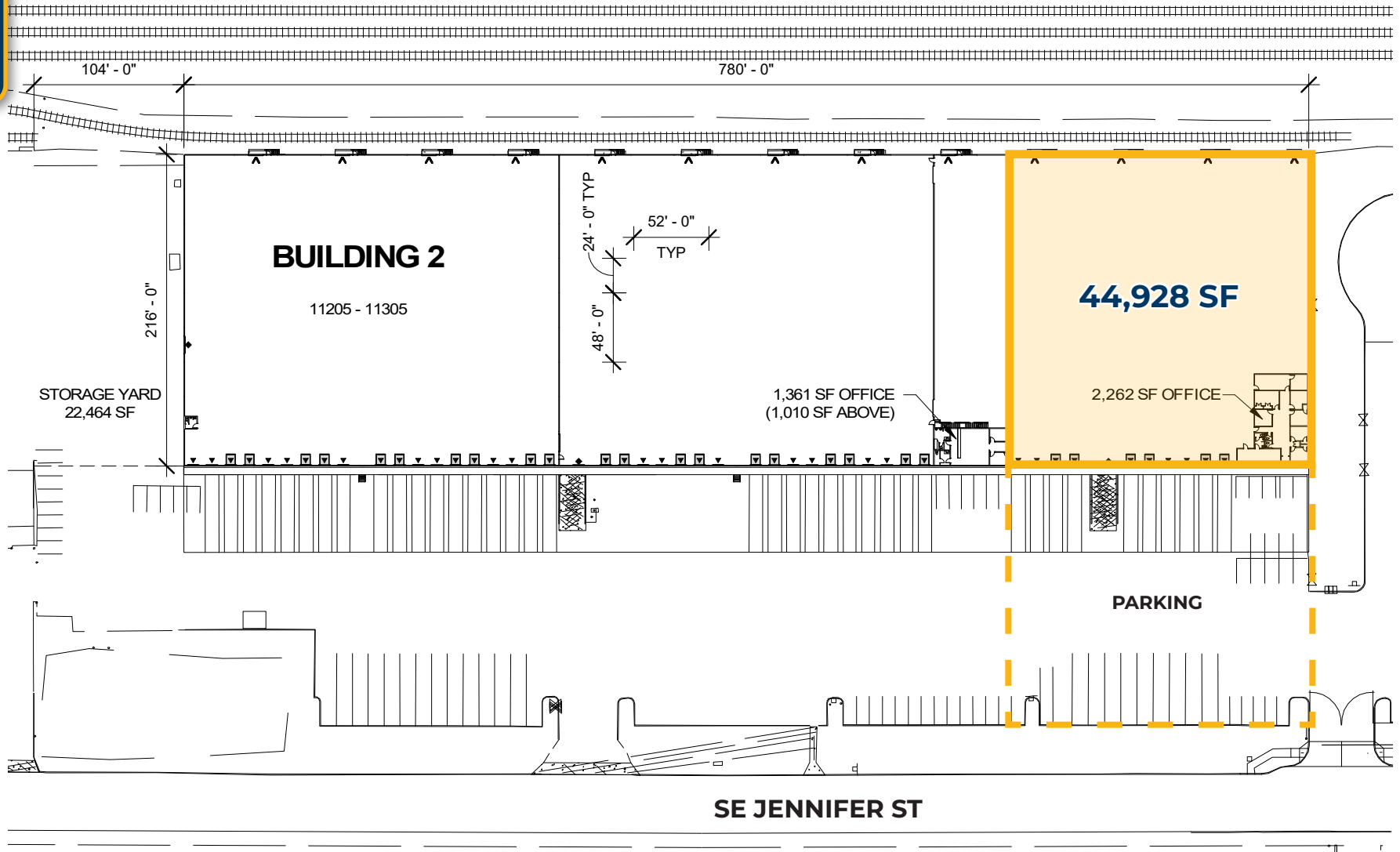
<b>Address</b>	11205 SE Jennifer St, Clackamas, OR 97015
<b>Available Space</b>	44,928 SF
<b>Office SF</b>	2,262 SF
<b>Dock Loading</b>	Nine (9) Dock Doors Five (5) with In Pet Levelers One (1) with an Edge of Dock Level
<b>Grade Loading</b>	One (1) Grade Level Door
<b>Clear Height</b>	32'
<b>Sprinklers</b>	ESFR Sprinkler System
<b>Power</b>	3-Phase Service
<b>Lighting</b>	T-5 Lighting
<b>Parking</b>	23 Auto Spots
<b>Trailer Parking</b>	9 Stalls
<b>Zoning</b>	LI
<b>Available</b>	Within 30 Days
<b>Sublease Through</b>	April 30th, 2027
<b>Pricing</b>	\$.656 / SF Blended \$.17 / SF NNN's Call for Direct Lease Rates

### Location Features

- Located at SE Jennifer Street and SE 114th Avenue
- Easy Access to I-205 and Hwy 212 via SE Jennifer Street
- Prime High-Traffic Industrial Location
- In Proximity to Clackamas Valley Railway & Union Pacific Railroad



# FLOOR PLAN





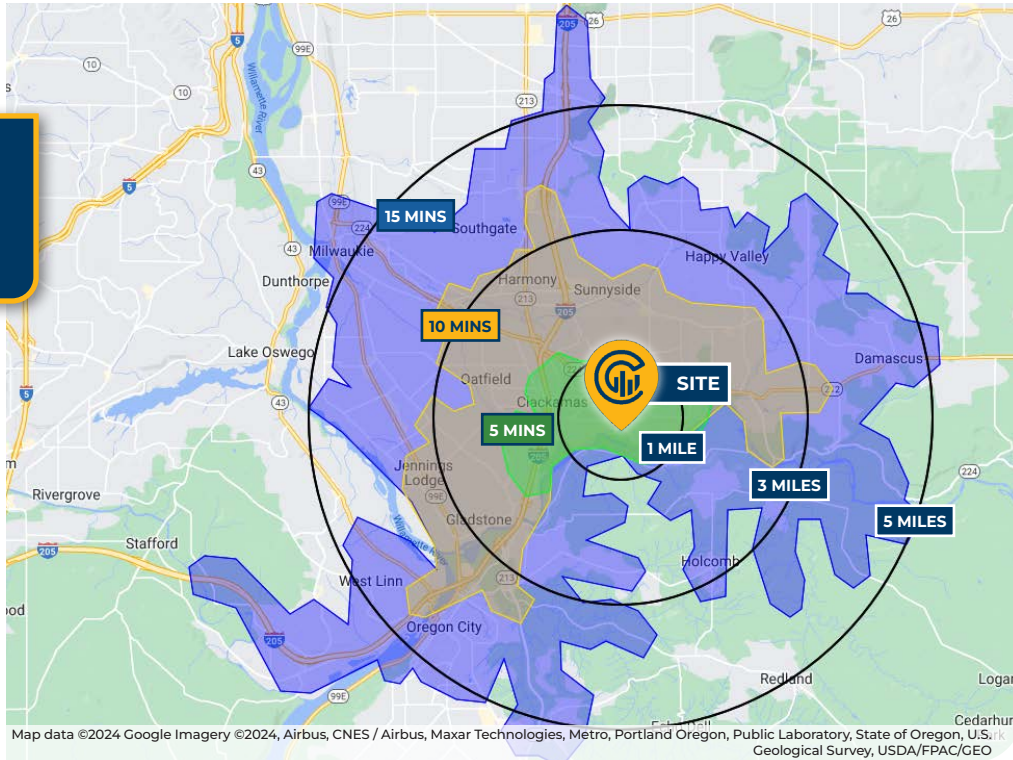
# LOCAL AERIAL MAP



Map data ©2024 Google Imagery ©2024, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO



# DRIVE TIMES & DEMOGRAPHICS



AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	2,929	75,242	186,029
2029 Projected Population	2,911	75,996	186,748
2020 Census Population	2,907	75,607	186,379
2010 Census Population	2,702	64,564	167,626
Projected Annual Growth 2024 to 2029	-0.1%	0.2%	-
Historical Annual Growth 2010 to 2024	0.6%	1.2%	0.8%
Households & Income			
2024 Estimated Households	1,130	28,765	72,941
2024 Est. Average HH Income	\$150,991	\$128,086	\$126,522
2024 Est. Median HH Income	\$83,328	\$96,634	\$94,679
2024 Est. Per Capita Income	\$58,311	\$49,119	\$49,775
Businesses			
2024 Est. Total Businesses	786	4,441	9,862
2024 Est. Total Employees	7,606	38,403	70,055

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RS1

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