

INDUSTRIAL PROPERTY FOR LEASE

Imperial Plaza

15635-15875 SE 114TH AVE / CLACKAMAS, OR 97015



Incubator Business Park With Warehouse And Office Spaces Available

CONTACT

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NAIElliott

Property details & highlights

Building Name	Imperial Plaza
Property Type	Industrial
Property Subtype	Flex Space
Building Size	154,588 SF
Lot Size	~7.5 Acres

Imperial Plaza is an incubator business park with warehouse and office spaces that are perfect for manufacturing, warehousing, distribution, and office uses. A variety of suite sizes combined with competitive rates make it ideal for early stage and growing businesses. Imperial Plaza is located along Highway 212 directly across from the Fred Meyer and Safeway Distribution Centers. The properties proximity to I-205 allows for quick access to Downtown Portland, Vancouver, WA, Interstate 5 and Interstate 84.

All suites have their own individual entrances, restrooms, and HVAC systems.



- Flexible lease terms 2 - 5 years
- Start - up business friendly
- Competitive rates
- Off-street parking
- Easy Access
- Professionally managed property
- Nightly courtesy patrols
- All suites have separate entrances

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Perfect Spaces For Your Growing Business



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Lease Spaces



*Warehouse spaces provided with 3-Phase electrical power

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	480 - 2,130 SF	Lease Rate:	\$13.50 - \$15.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1 - L	Available	2,148 SF	NNN	\$15.50 SF/yr	Warehouse with trench drains
3-207	Available	480 SF	NNN	\$13.50 SF/yr	480 SF of 2nd floor office.
5-210	Available	480 SF	NNN	\$13.50 SF/yr	480 SF of 2nd floor office.
5-211	Available	648 SF	NNN	\$13.50 SF/yr	648 SF of 2nd floor office space.
6-15800	Available	2,130 SF	NNN	\$15.50 SF/yr	1,440 SF warehouse with 690 SF of office. Grade level rollup.
6-15844	Available	2,130 SF	NNN	\$15.50 SF/yr	1,440 SF of warehouse with 690 SF of office. Grade level rollup.

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Aerial map



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