



FOR LEASE



## MILWAUKIE INDUSTRIAL PARK

### Industrial Space Available

± 10,516 SF Shell (± 450 SF Office) | \$0.95 SF, Blended, NNN

**16735 SE Kens Ct, Bldg 1, Suite B, Milwaukie, OR, 97267**

- Direct Access to 99E / McLoughlin Blvd and I-205
- Site Neighbors include Epiroc, Red's Electric, Buffalo Welding, and USPS
- Close to retail and lodging along McLoughlin Blvd
- Dock & Grade Loaded
- Modern Industrial Space

### **SCOTT KAPPES, SIOR**

Principal | Licensed in OR & WA

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### **KENNY HOUSER, SIOR**

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### **CHRIS KAPPES**

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# PROPERTY DETAILS



## FOR LEASE

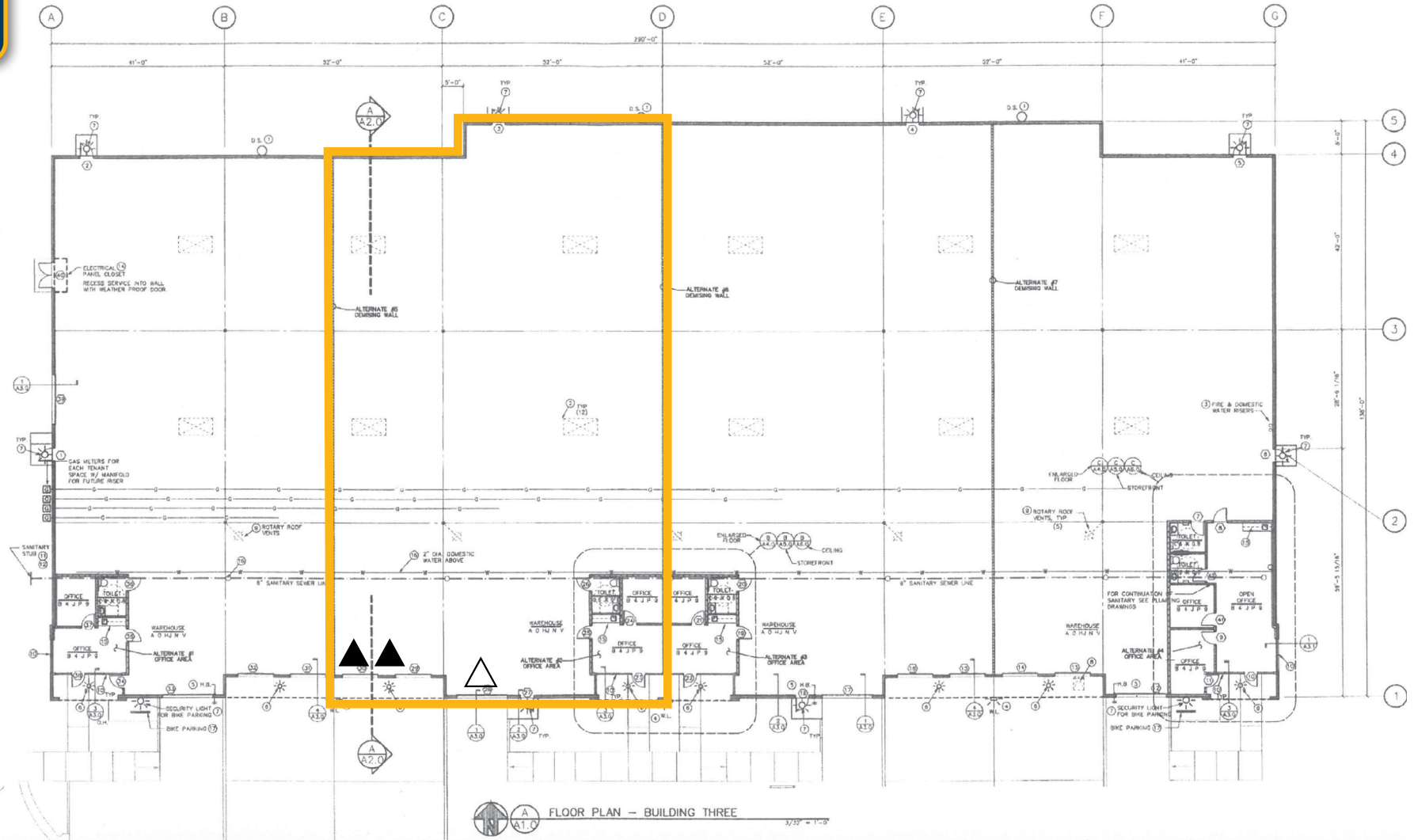


PROPERTY DETAILS	
Total SF	± 10,516 SF
Office SF	±450 SF
Dock Loading	2 Dock Doors
Grade Loading	1 Grade Door
Clear Height	28'
Sprinklers	ESFR
Lighting	Fluorescent
Power	Est. 200 Amps, 480/277 V, 3-Phase
Auto Parking	3 Unreserved Spaces & Common Area Parking
Zoning	I-2, Clackamas County
Lease Rates	\$0.95/SF, Blended, NNN
Monthly Rent	\$9,990.00 / Month, NNN
2026 Operating Expenses	Est. at \$0.3141 / SF / Month - Water Included
Available	January 1st, 2027, or within sixty (60) days





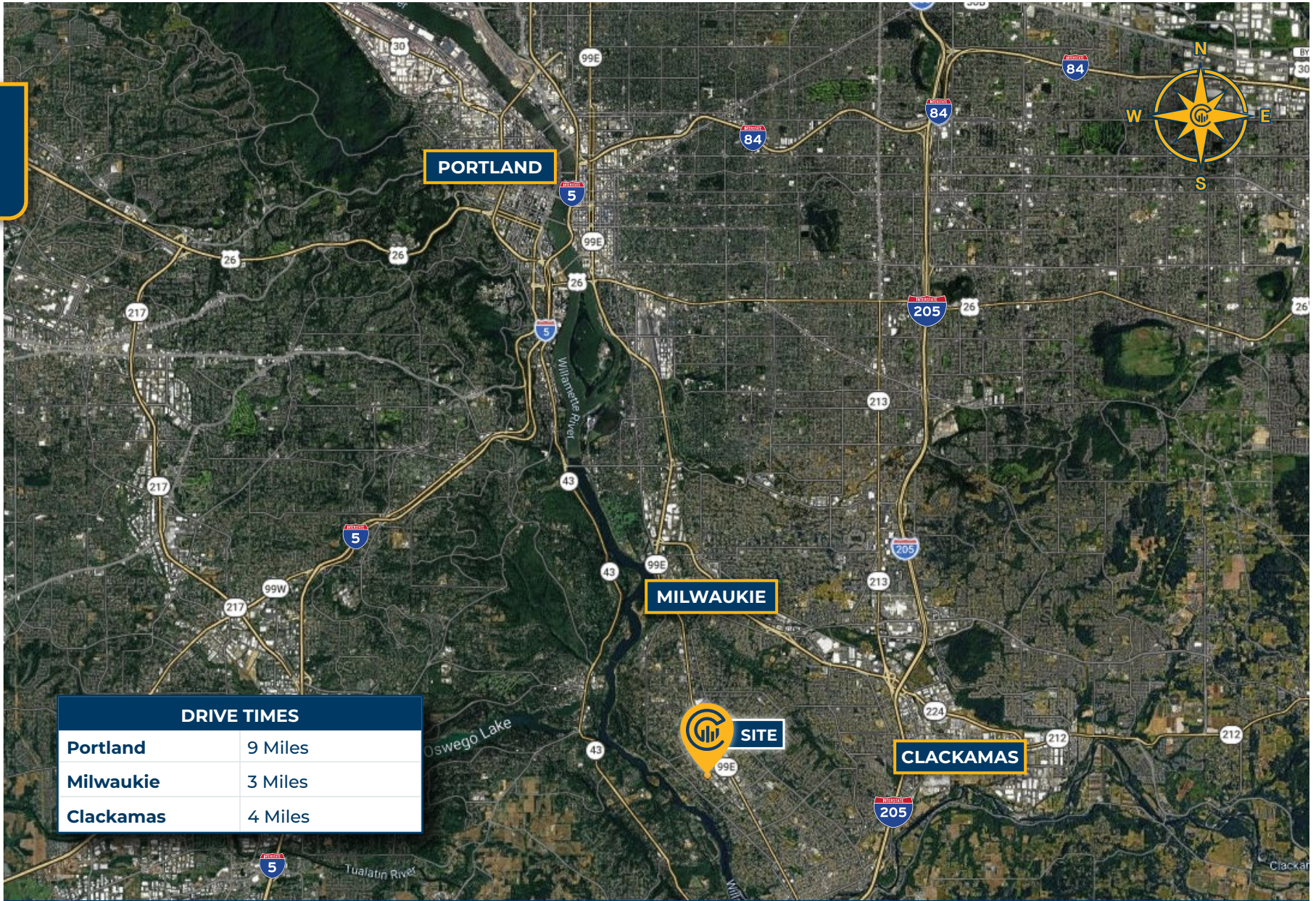
# FLOOR PLAN



- ▲ Dock Door
- △ Grade Door



# LOCATION MAP



DRIVE TIMES	
Portland	9 Miles
Milwaukie	3 Miles
Clackamas	4 Miles

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