



Great Building in Milwaukie, Owner is Motivated!

Milwaukie 23,112 Sq Ft Warehouse with potential to add additional 10,000 Sq. Ft. of warehouse space that is located within the building. Warehouse Clear Ceiling Height 16'+. Loading Spaces and Docks, 12 Parking Spaces plus off-street parking.

FOR LEASE

WAREHOUSE

w/ FLEX + OFFICE

23,112 SQ.FT.

MAIN WAREHOUSE
17,850 SQ.FT. +/-

FLEX/OFFICE
5,262 SQ.FT. +/-

2200 SE MAILWELL DRIVE
MILWAUKIE, OR 97222

CALL BROKER FOR RATES

MIKE MALONEY

REAL ESTATE BROKER

mikem@solderaproPERTIES.com

503.539.8312

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LICENSED IN OREGON #201210061

BUILDING HIGHLIGHTS

Space A:

23,112 Sq Ft Warehouse with potential to add an additional 10,000 Sq. Ft. of warehouse space that is located within the building. Loading spaces and docks, 12 parking spaces, plus off-street parking.

- Secure Building
- Reception Area, Employee Area, Office/Storage Space, Loading Docks, Upstairs Office (corner windows that look down to the employee area), Conference Room, Open Office with Kitchenette, Small Room/Office off the open office area, Storage Room.
- Loading Doors, 2 Exterior, 1 Interior
- 3-Phase Electrical
- 12 dedicated parking spots (2 ADA spots with ramp)
- Sprinklers in office areas
- Concrete flooring throughout the warehouse and loading area. Industrial carpet tiles throughout office areas
- Restrooms

Main Warehouse is 17,850 SF +/-
(2,850 SF of this is recessed loading docks)
Office-Flex 5,262 SF +/-

Space B:

10k available - Open space, best use is for dry storage.
Call Broker for rates

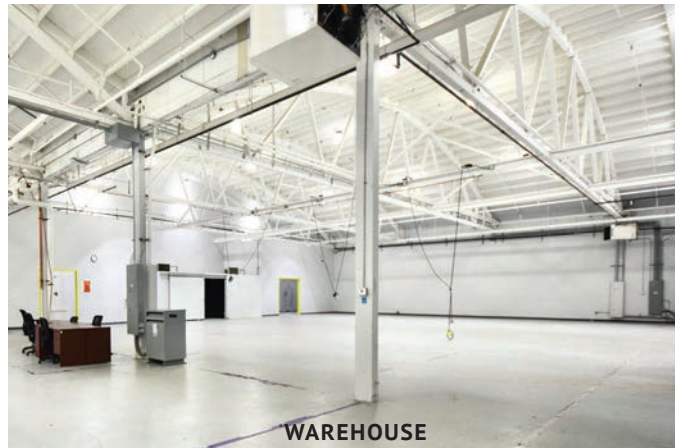
Space C:

4k space copy draft:

- 4,000 Square Feet available
 - Shared dock loading
 - Walk-in cooler
 - Furniture and Fixtures are available with the space or can be removed
 - High Ceilings
 - 2 pedestrian doors and 1 roll-up
- \$1.25/ft

LOCATION

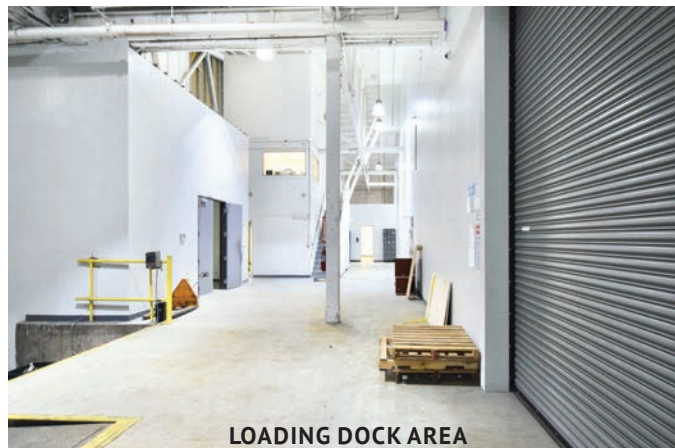
Milwaukie, Clackamas County
15 Minutes to Portland



WAREHOUSE



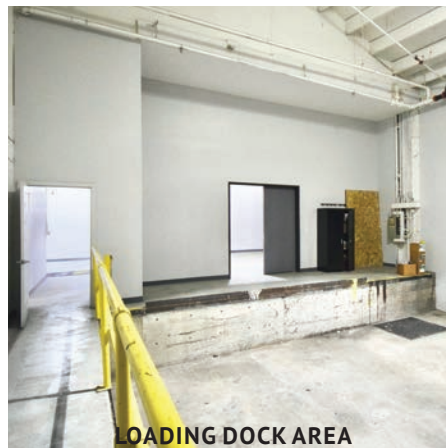
EXTERIOR



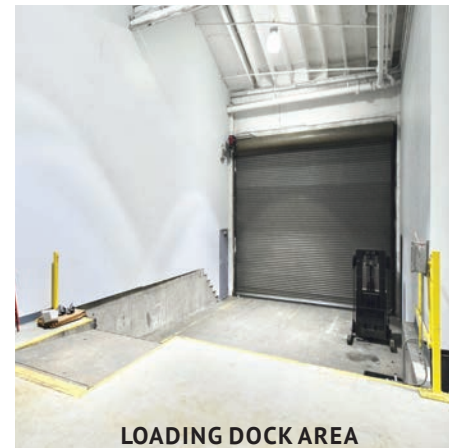
LOADING DOCK AREA



EXTERIOR

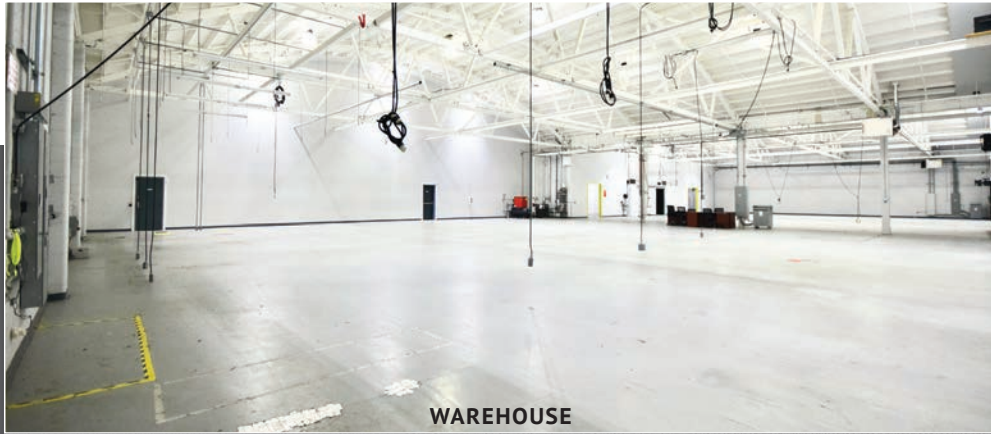


LOADING DOCK AREA



LOADING DOCK AREA

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WAREHOUSE



WAREHOUSE



MAIN ENTRANCE



MAIN FLOOR RECEPTION ENTRANCE



MAIN FLOOR RECEPTION OFFICE



MAIN FLOOR OFFICE

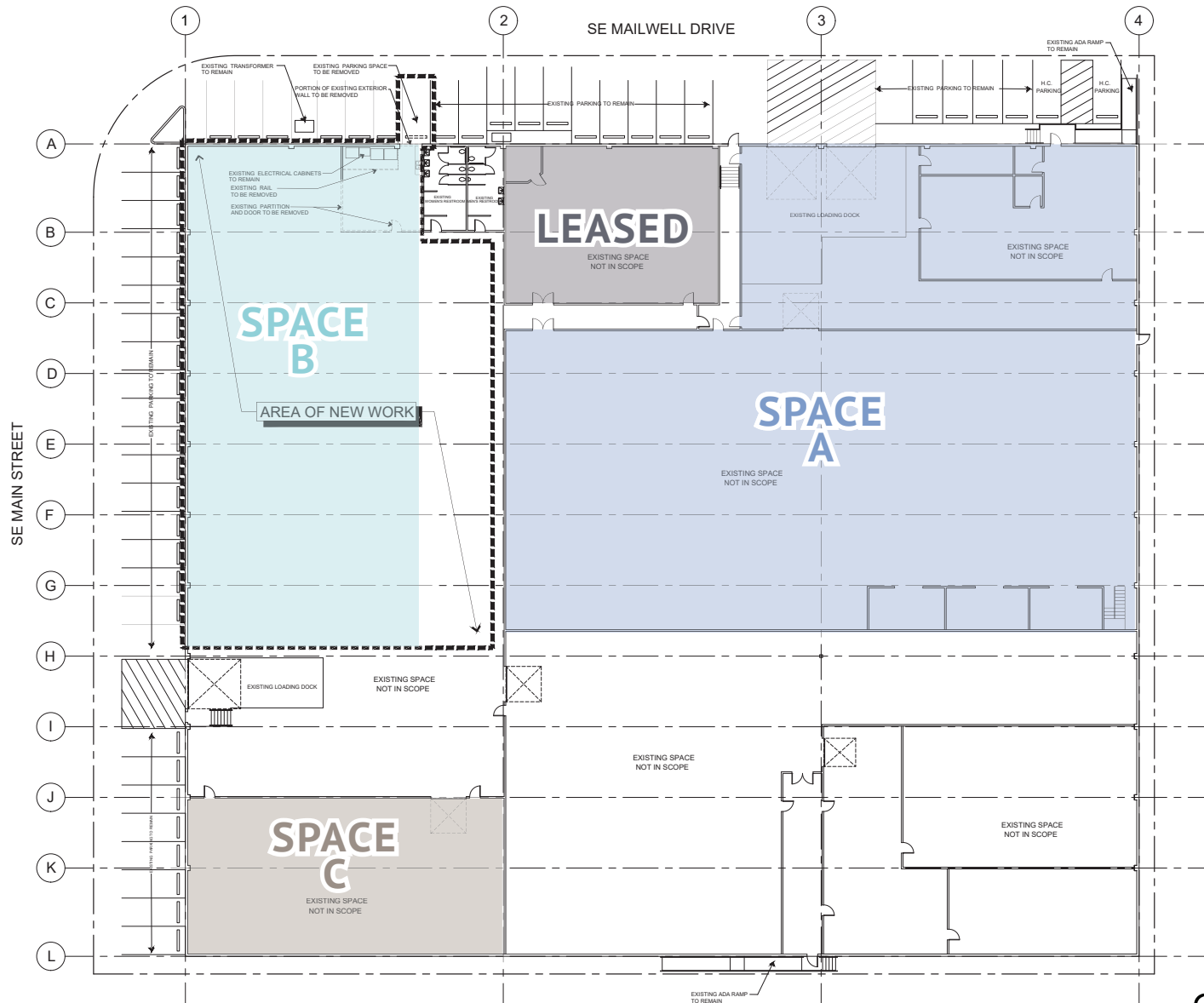


2ND FLOOR OFFICE AND KITCHENETTE



2ND FLOOR CONFERENCE ROOM

MAILWELL BUILDING FLOOR PLAN





WAREHOUSE CLEAR CEILING HEIGHT 16 FEET +

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