



FOR SALE



PRICE REDUCED!

4040 SE WISTER STREET

Industrial Building For Sale

± 9,000 SF | \$1,700,000

4040 SE Wister St, Milwaukie, OR, 97222

- Outstanding Milwaukie Location close to I-205 and 99E (Mcloughlin Blvd)
- City of Milwaukie & Clackamas County
- Two (2) Grade Doors
- Ideal for either Manufacturers or Distributors
- Divisible to 3,500 SF, 2,650 SF, and 2,850 SF

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PROPERTY SUMMARY



**FOR
SALE**



PROPERTY DETAILS	
Address	4040 SE Wister St, Milwaukie, OR, 97222
Total SF	± 9,000 SF - Divisible into Three Units
Office SF	± 2,000 SF in Two Areas
Lot Size	0.23 AC - Two Parcels
Clear Height	12' - 19'
Grade Loading	Two (2) Grade Level Doors – 12'x12'
Power	Est. 300 Amps, 240v, 3-Phase Power
Parking	10 Surface
Year Built	1978
Zoning	BI - Business Industrial
Availability	Now
Sale Price	\$1,700,000 - Seller Financing Available

Location Features

- Hard to Find Milwaukie Location
- Immediate access to Hwy 224 with bus stop nearby
- In close proximity to both I-205 & 99E
- 20 minutes to PDX International Airport
- 15 minutes to Downtown Portland
- Retail and lodging amenities nearby
- Clackamas County





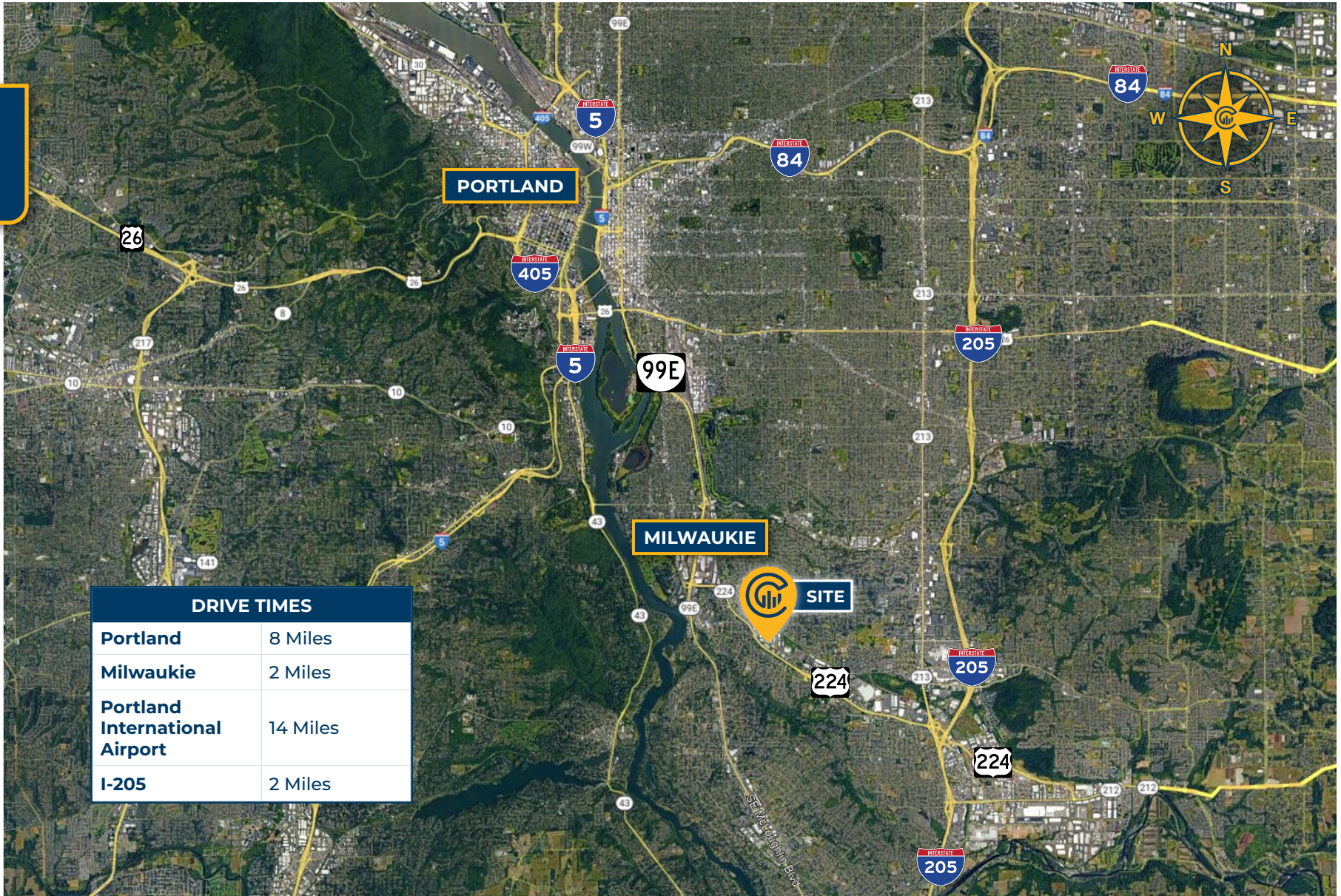
AERIAL



*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024 | 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



LOCAL AERIAL MAP



DRIVE TIMES	
Portland	8 Miles
Milwaukie	2 Miles
Portland International Airport	14 Miles
I-205	2 Miles

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