



FOR SALE / LEASE

5618 SE 135TH AVENUE

PORTLAND, OR 97236

TYLER DEAN

503.972.7278

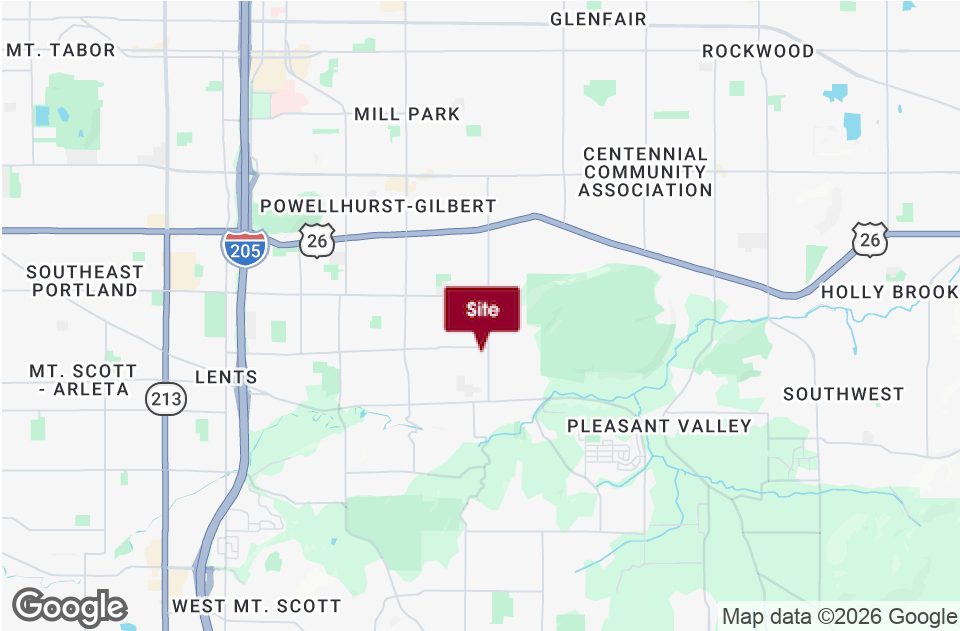
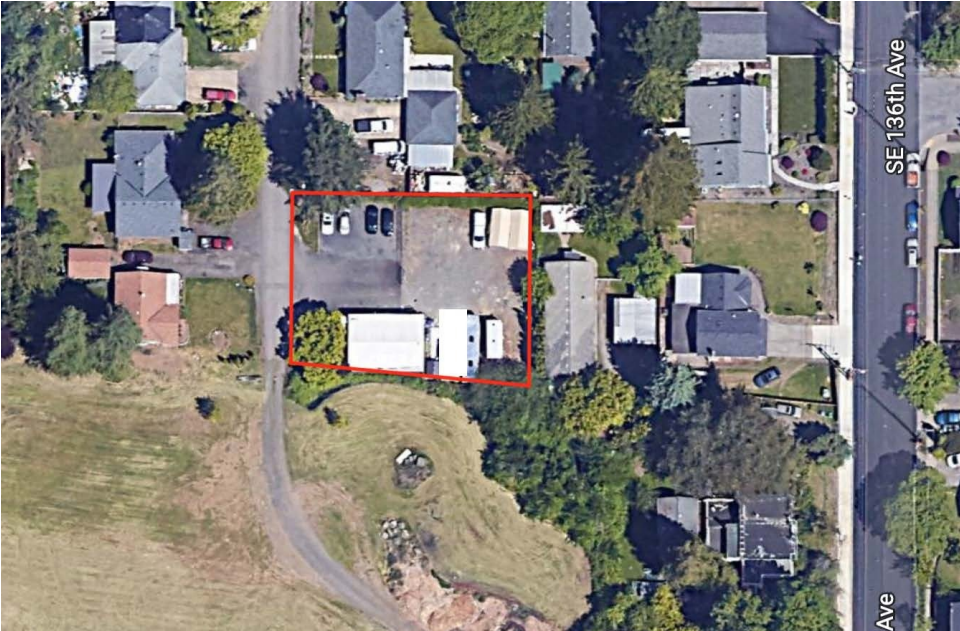
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**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES



PROPERTY DESCRIPTION

Located in the Clackamas/Milwaukie submarket, this property is a rare combination of a shop, office, and fenced yard. Perfect for a small contractor facility. Continued preexisting industrial use allowed.

PROPERTY HIGHLIGHTS

- Lease rate + utilities.
- Fenced/graveled storage yard.
- One grade-level loading dock.
- Convenient access to I-205.

LOCATION DESCRIPTION

Located 2 miles East of I-205 just North of SE Foster Road.

OFFERING SUMMARY

Sale Price:	\$500,000
Lease Rate:	\$2,500 per month (MG)
Available SF:	1,200 SF
Lot Size:	11,761 SF