

FOR LEASE

CLACKAMAS WAREHOUSE WITH DOCK LOADING

15521 SE FOR MOR CT, CLACKAMAS, OR 97015

±21,250 SF
COMBINED

±12,500 SF
AVAILABLE

±8,750 SF
AVAILABLE

212

SE HWY 212

SE FOR MOR CT

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km Kidder
Mathews

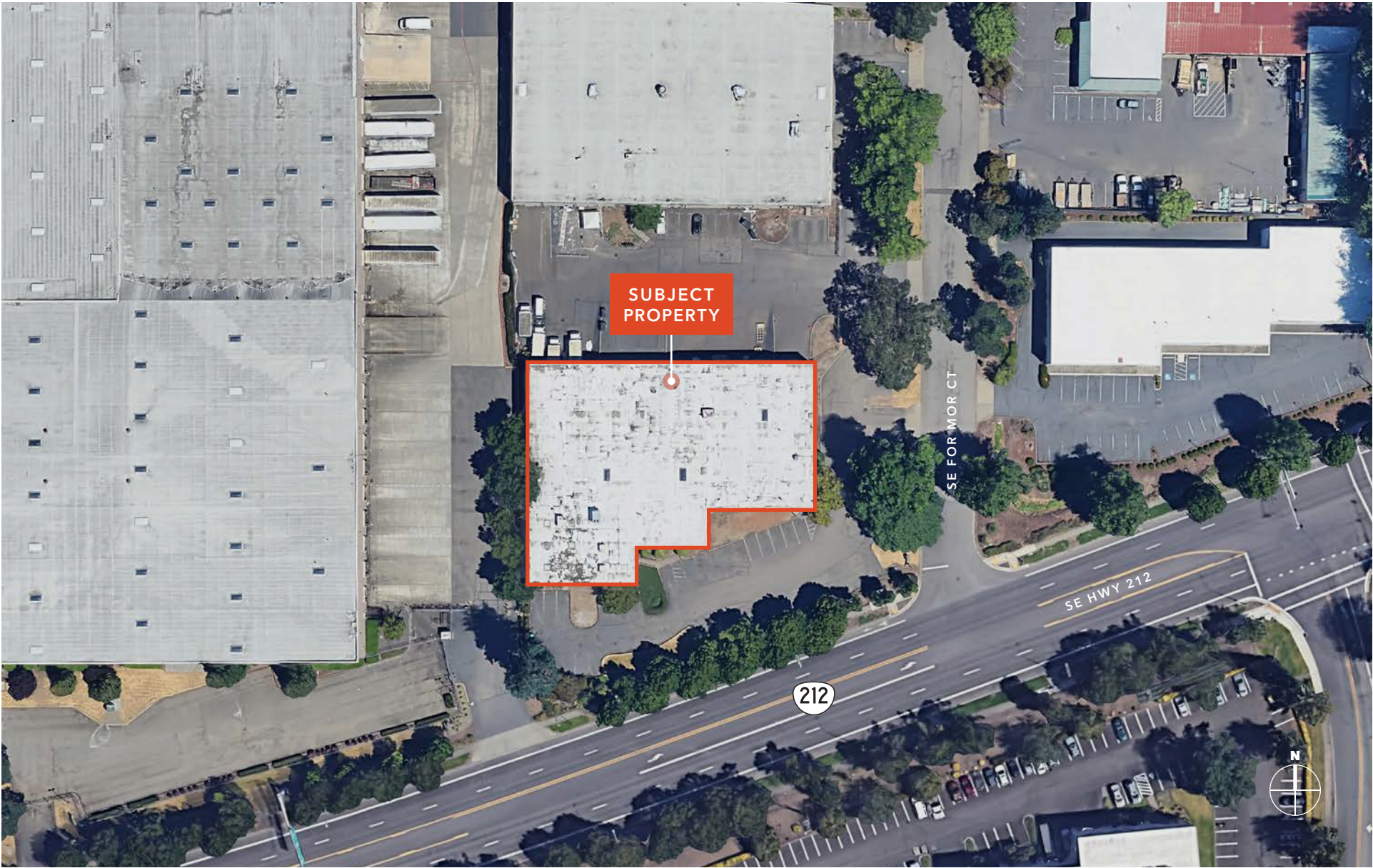


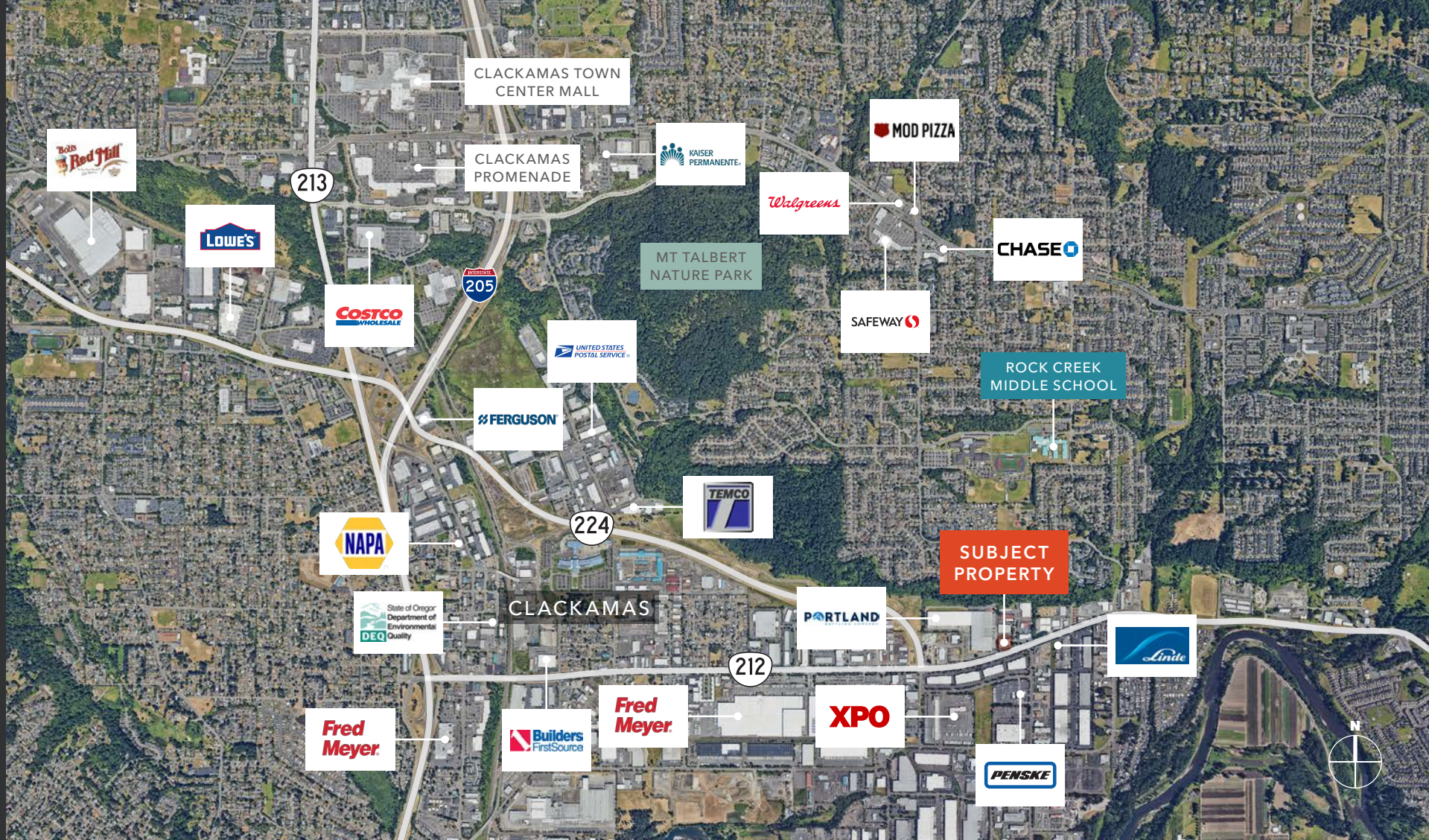
Space available for first time in nearly 20 years! Available 10/1/25

| | |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------|
| SHELL | ±21,250 SF (divisible to ±12,500 or ±8,750) |
| OFFICE | ±500 SF up to ±3,000 SF |
| LOADING | 5 dock-high and 3 grade-level doors |
| CEILING HEIGHT | Up to ±20' |
| TRUCK COURT | Ample truck court for larger deliveries |
| OWNERSHIP | Professionally owned and managed locally in Clackamas |
| WAREHOUSE | Highly functional concrete tilt-up construction |
| LOCATION | Incredible Clackamas industrial location with Hwy 212 signage and exposure with numerous shops, restaurants, and support services nearby |
| ACCESS | Great access to I-205, Hwy 224, and the entire Clackamas area |
| JURISDICTION | Business-friendly Clackamas County |
| LEASE RATE | \$.90 shell, \$1.10 office, NNN |









For more information, contact

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