FOR SUBLEASE

Close In Milwaukie Freestanding Industrial Building

 \pm 20,040 SF shell with \pm 3,564 SF single-story office

DOCK and grade level loading

FULLY REMODELED inside and out

DEDICATED yard storage area

NO City of Portland or MC taxes

2505 SE STUBB STREET MILWAUKIE, OR

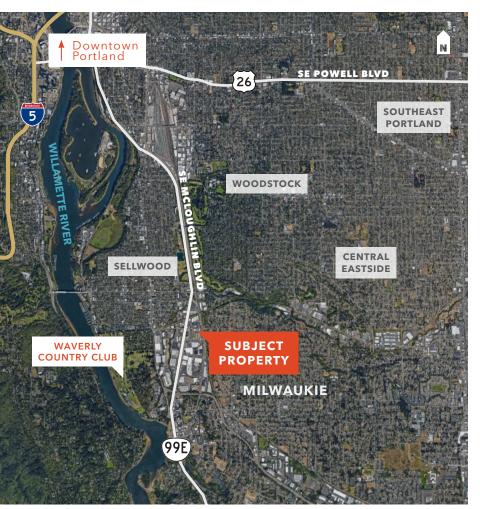




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MILWAUKIE, OR





BUILDING HIGHLIGHTS

- ±20,040 SF shell
- ±3,564 SF single-story office
- **±3,564 SF** storage mezzanine
- **±3,500 SF** 3-sided detached storage shed
- **±6,098 SF** dedicated yard storage area
- 2 dock and 2 grade level loading doors
- **FULLY** remodeled inside and out

EXCELLENT location just off SE McLoughlin Blvd in Milwaukie providing immediate access to the entire Portland Metropolitan area

BENEFIT of centralized Location with no City of Portland or MC taxes

VERY RARE OPPORTUNITY for freestanding building

RENTAL RATE \$16,412 per month + NNN (\$0.65/\$0.95)

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