

# FOR SUBLEASE

## Close In Milwaukie Freestanding Industrial Building

±20,040 SF shell with ±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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# 2505 SE Stubb Street

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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