# Clackamas Station

10145 SE Jennifer St, Clackamas, OR 97015 Building B





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### Key Features



46,854 sq. ft. shell 4,947 sq. ft. office



11,600 sq. ft. yard fenced, paved



3 dock doors with levelers4 grade doors

22' clear height

**LED** on motion sensor

Located within an **Enterprise Zone**Learn if your business is eligible here

Corporate neighbors include Fred Meyer, Pepsi, Dave's Killer Bread, and Portland Bottling Company

Rail served by Clackamas Valley Railway

Excellent access to I-205
Interchange, Hwy 212, and Hwy 224

#### Lease Rate (NNN):

\$0.85/sq. ft. shell \$1.10/sq. ft. office \$0.20/sq. ft. yard

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Owned & Managed by

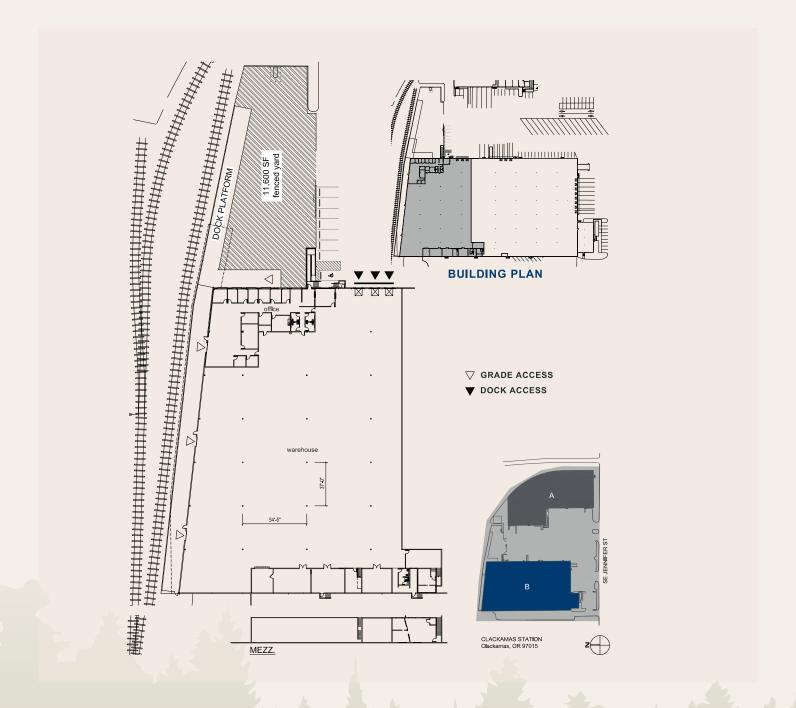


### **PACTRUST**

## **Space Plan**

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46,854 Sq. Ft.



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