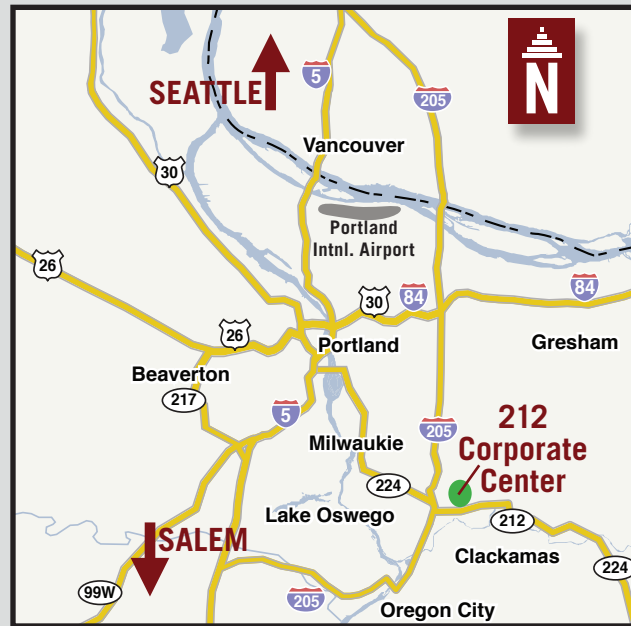
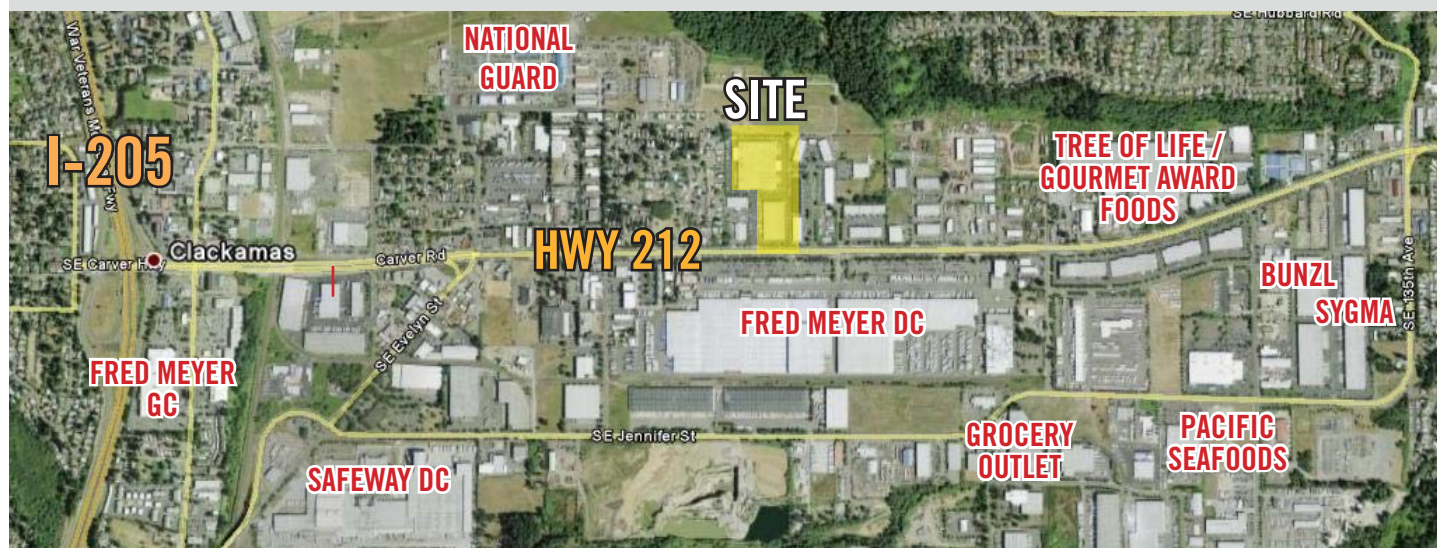




# FOR SALE OR LEASE

## 212 CORPORATE CENTER - BUILDINGS A & B 11241 SE HIGHWAY 212, CLACKAMAS, OREGON



### OWN VS. LEASE

With interest rates as low as they currently are, it's a great time to take advantage of the attractive benefits available in building ownership. A few highlights are noted below.

- 90% LTV (with SBA 504 Program)
- 20 Year Fully Amortized Loan and 5 Year Fixed with 25 Year Amortization
- Annual Appreciation Benefits with Ownership
- Annual Depreciation
- Mortgage Payments **Below** Lease Payments

### Contact

SCOTT KAPPES, SIOR  
503.517.9877

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Portland, OR 97205

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f. 503.425.1006



# FOR SALE OR LEASE

## 212 CORPORATE CENTER - BUILDINGS A & B 11241-11245 SE HIGHWAY 212, CLACKAMAS, OREGON

### HIGHLIGHTS

- **Building A Size:**  
164,750 SF with 14,255 SF Office
- **Building B Size:**  
68,675 SF with 8,675 SF Office
- **Total:** 233,425 SF on 12 Acres
- **Sale Price:** \$14,000,000 (\$60.00/SF)
- **Building A Lease Rate:**  
\$.34/\$.70/SF NNN
- **Building B Lease Rate:**  
Occupied
- Manufacturing or Distribution Uses
- County of Clackamas Enterprise Zone
- Hwy 212 Exposure
- Built in 1996
- Own vs. Rent (Details Inside)



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Proud member of:



The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

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# Building Features

## Building A Specifications

Total building size:	Approx. 164,824 SF
Footprint size:	Approx. 157,500 SF
Office size:	Approx. 11,868 SF on two floors, elevator served Approx. 2,387 SF breakroom / storage
Zoning:	I-2 (Industrial, County of Clackamas), Enterprise Zone
Year built:	1996
Clear height:	24' - 26' minimum
Dock doors:	Sixteen (16) positions - pre-engineered for up to 40
Grade doors:	Ten (10) positions - sizes vary up to 16' x 24'
Concrete dock aprons:	50'
Column spacing:	45' x 50'
Car parking stalls:	193 vehicles (1.23/1000 SF)
Truck staging distance:	101' - 113'
Canopied areas:	Covered grade & dock level staging areas - fenced & secured
Floor slab thickness and reinforcing materials:	6" slab w/ #4 rebar at 2' O.C.
Floor PSI / loading:	3500 PSI
Sprinkler system:	.25/2500 GPM
Warehouse lighting:	Metal halide
Electrical service:	2400 amps, 480 volts, 3-phase

## Building B Specifications

Total building size:	Approx. 68,675 SF
Footprint size:	Approx. 65,000 SF
Office size:	Approx. 8,675 SF on two floors, elevator served
Zoning:	I-2 (Industrial, County of Clackamas), Enterprise Zone
Year built:	1996
Clear height:	24' - 26' minimum
Dock doors:	Eight (8) positions - pre-engineered for up to 16
Grade doors:	Six (6) positions
Concrete dock aprons:	Yes
Column spacing:	45' x 50'
Car parking stalls:	79 vehicles (1.23/1000 SF)
Truck staging distance:	105' - 115'
Floor slab thickness and reinforcing materials:	6" slab w/ #4 rebar at 2' O.C.
Floor PSI / loading:	3500 PSI
Sprinkler system:	.ESFR
Warehouse lighting:	Metal halide
Electrical service:	Est. 1600 amps, 480 volts, 3-phase

### General Information

**Distance to I-205:**  
1.5 miles

**Distance to I-5:**  
12 miles

**Distance to Portland Int'l Airport:**  
12 miles

**Port of Portland:**  
20 miles

**2011 Property Tax:**  
\$125,474.04

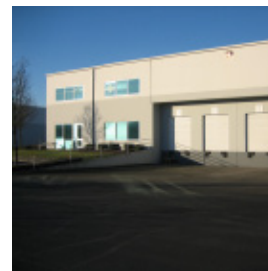
**2011 EST. CAM:**  
\$.115/SF/Month

### Utility Information

**Electricity:**  
Portland General Electric

**Natural Gas:**  
NW Natural

**Water/Sewer:**  
Public - Clackamas County



OFFICE ENTRANCE AND TRUCK COURT



EASTSIDE LOADING CANOPY

# Site Plan

