



FOR LEASE



205 DISTRIBUTION CENTER

Industrial Space: ± 101,570 SF (Divisible to ± 46,970 SF)

12100 SE Jennifer Street, Clackamas, OR 97015

- Hard to Find Active Rail Served Space
- 24' Clear Height, Skylights, New Roof
- Competitive Rates, Easy Access to I-205, and Off-Street Parking
- Clackamas Valley Railway & Union Pacific Railroad
- Located at SE Jennifer Street and SE 120th Avenue
- Entire Space Available Now

SCOTT KAPPES, SIOR
Principal Broker | Licensed in OR & WA
503-517-9877 | scottk@capacitycommercial.com

KENNY HOUSER, SIOR
Principal Broker | Licensed in OR & WA
503-517-9875 | kenny@capacitycommercial.com

CHRIS KAPPES
Associate Broker | Licensed in OR & WA
503-517-7127 | chris@capacitycommercial.com



PROPERTY SUMMARY

FOR LEASE



PROPERTY DETAILS

Address	12100 SE Jennifer Street, Clackamas, OR 97015
Total SF	± 101,570 SF - Divisible to ± 46,970 SF
Office SF	± 3,000
Dock Loading	Twenty-One (21) Dock Doors with Levelers
Grade Loading	One (1) Grade Level Door
Clear Height	24' Clear Height - New Roof
Sprinklers	Yes
Power	Est. 800 Amps, 277/480v, 3 Phase (Available)
Zoning	M-Industrial
Lease Rates	\$.72/SF + NNN
Available	Now - Office Renovations Completed

Location Features

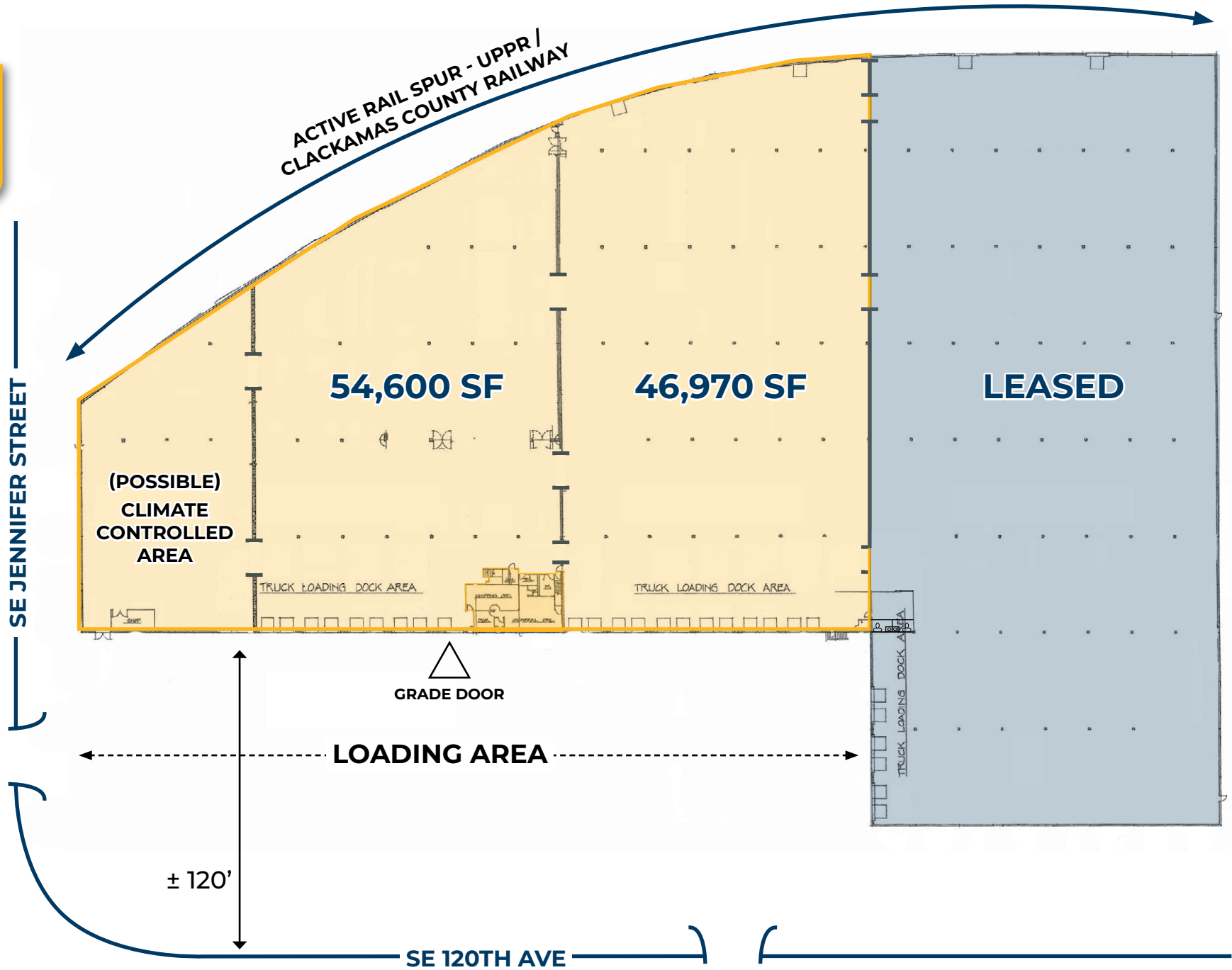
- Situated at SE Jennifer Street and SE 120th Avenue
- Adjacent to Clackamas Valley Railway & Union Pacific Railroad
- Minutes to 212 Bypass and I-205
- 10 Minutes to Clackamas Towncenter, Lodging, and Amenities
- 20 Minutes to Downtown Portland

Nearby Highlights

- Astronics
- Bunzl
- Core-Mark
- Cornell Pump company
- Disdero Lumber Company
- Fred Meyer Distribution Center
- GXO
- J&D Refrigerated Services
- Pacific Seafood
- Pactrust
- Pepsi
- Prologis
- TCC
- Warn Industries
- Wymore Transfer



SITE PLAN





LOCATION MAP



*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024 | Map data ©2024 Google Imagery ©2024, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO

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