



ARES
INDUSTRIAL
MANAGEMENT

CLACKAMAS INDUSTRIAL CENTER

12601 SE HWY 212, CLACKAMAS, OR 97015

288,445 Leasable SQ FT | Class A Warehouse Facility



BUILDING HIGHLIGHTS

- ±288,445 sqft shell - Flexible demise as low as ±136,000 sqft
- ±1,388 sqft existing office. Additional ±2,000 sqft spec office underway
- 27' - 32' clear height
- 41 dock doors with seals/levelers and concrete loading apron.
- 4 grade level doors
- Portion crossloaded / portion front loaded
- Fenced and gated loading/parking area
- 78 parking stalls
- LED lighting
- Wet sprinkler (high density)
- 480v/3-phase electrical
- Radiant heat within warehouse
- Direct access to I-205 via Sunrise Expressway

Available Now • Call for Lease Rates

AARON WATT

Executive Managing Director
+1 503 279 1779
aaron.watt@cushwake.com

KEEGAN CLAY

Executive Director
+1 503 279 1704
keegan.clay@cushwake.com





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SITE PLAN



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LOCATION



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