

# 9696 SE OMARK DRIVE

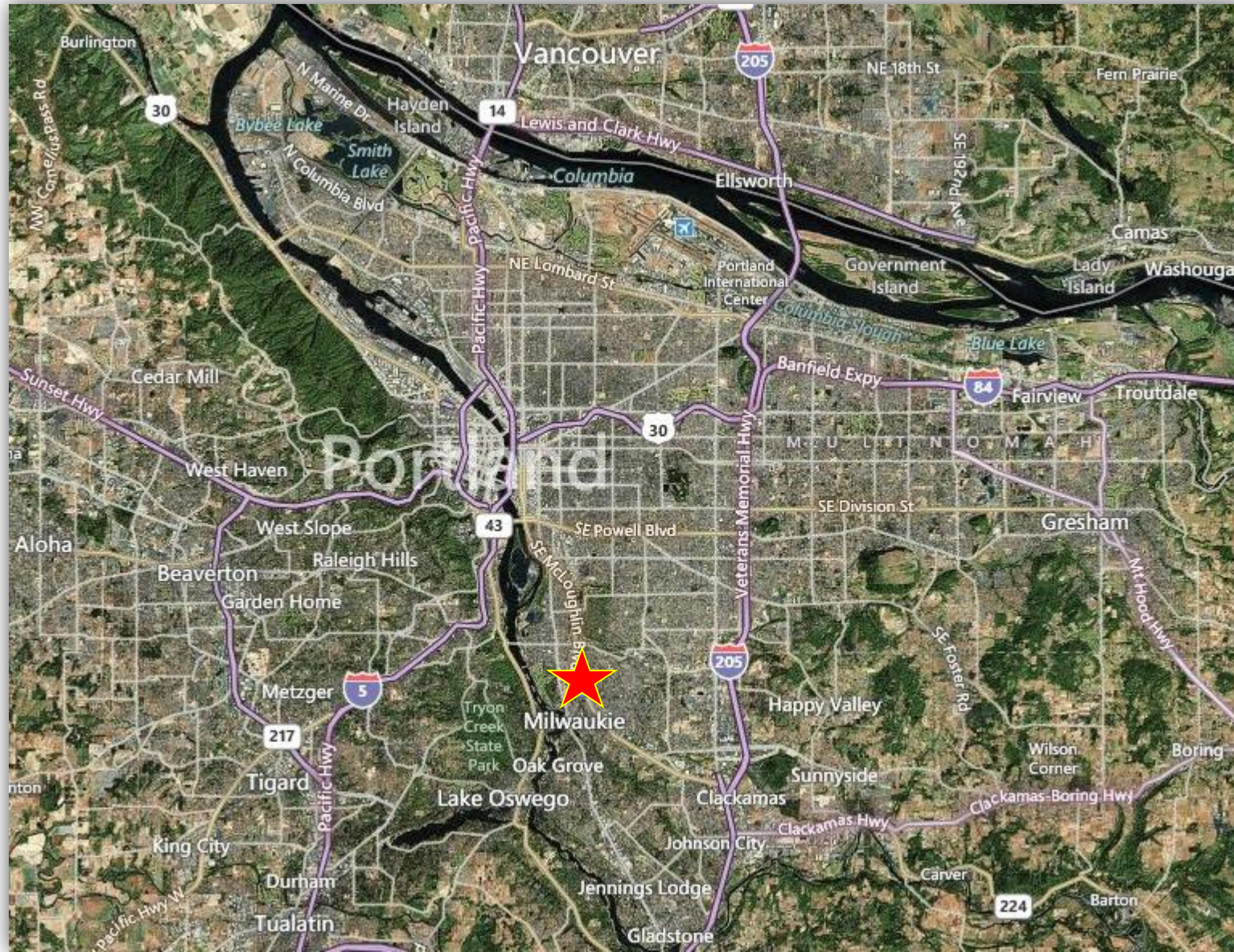
Milwaukie, OR 97222

**TWO BUILDINGS**

**220,000 SF**

**INDUSTRIAL FOR LEASE OR SALE**

## Map



# 9696 SE OMARK DRIVE

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**TWO BUILDINGS**

**220,000 SF**

**INDUSTRIAL FOR LEASE OR SALE**

**Two Buildings Totaling +/- 220,000 SF (Connected by Covered Breezeway)  
Divisible to 50,000 SF**

This two-building, 220,000-square-foot industrial complex is located in the heart of the Milwaukie Industrial District, providing close proximity to I-5 and I-205. With state-of-the-art rail service, dock-high loading, 24-foot clearance, truck court for abundant trailer staging/storage and flexible divisibility options, these buildings can meet all distribution and manufacturing requirements.



### FOR MORE INFORMATION, PLEASE CONTACT:

**PAUL CARLSON, SIOR**

Director

503.279.1755

paul.carlson@cushwake.com

**AARON WATT**

Associate Director

503.279.1779

aaron.watt@cushwake.com

### CUSHMAN & WAKEFIELD OF OREGON, INC.

200 SW Market Street, Suite 200

Portland, Oregon 97201

503.279.1700

[cushmanwakefield.com](http://cushmanwakefield.com)



8/24/2012 Global Real Estate Solutions<sup>SM</sup>

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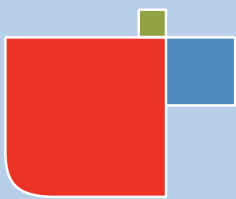
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## INDUSTRIAL FOR LEASE OR SALE

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**TWO BUILDINGS**

**220,000 SF**

### Building Data

<b>Zoning:</b>	Manufacturing (M) – City of Milwaukie, Clackamas County, which allows collection and assembly of durable goods, warehousing of goods, and transshipment of goods.
<b>Enterprise Zone:</b>	All industrial areas in Milwaukie offer Enterprise Zone property tax abatements for eligible businesses. One hundred percent (100%) total exemption from property taxes normally assessed on significant NEW plant and equipment for a period of three to five (3-5) years.
<b>Ownership:</b>	Owner will consider selling the buildings under acceptable terms.

### Building B

Square Feet:	99,200 Total SF, Divisible to 49,200 SF
Office Square Feet:	+/- 1,000 SF
Parking:	+/- 30 Parking Stalls
Condition of Building:	Excellent
Clear Height:	24' Clearance
Truck & Trailer Storage:	Significant Area for Truck and Trailer Storage (See aerial)
Rail:	7,800 SF Enclosed Rail Well, Union Pacific
Dock/Grade:	14 Dock Doors / 1 Grade Door
Column Spacing:	50' x 25'
Sprinklered:	100% Dry -Type System Throughout
Rate:	\$.36/\$.75, NNN   2012 Triple Net Charges: \$.08/SF/Month

### Building A

Square Feet:	120,000 Total SF, Divisible to 48,640 SF
Office Square Feet:	+/- 1,000 SF
Parking:	+/- 25 Parking Stalls
Condition of Building:	Excellent
Clear Height:	18' Clearance
Truck & Trailer Storage:	Significant Area for Truck and Trailer Storage (See aerial)
Rail:	Approx. 9,000 SF Enclosed Rail Well, Union Pacific
Dock/Grade:	18 Dock Doors / 2 Grade Doors
Column Spacing:	48' x 24'
Sprinklered:	100% Wet-Type System Throughout
Rate:	\$.36/\$.75, NNN   2012 Triple Net Charges: \$.08/SF/Month

### Business Taxes & Fees Comparison

Fee or Tax	Portland/Multnomah	City of Milwaukie
Local Business Income Tax	1.45% of net business income	None
Local Business License Fee	2.2% of net business income	\$110 plus \$5 per employee

### Site Plans

