



FOR LEASE



## 205 DISTRIBUTION CENTER

### Industrial Space

± 101,570 SF (Divisible to ± 46,970 SF) | \$0.72/SF + NNN

#### 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 | Licensed in OR & WA

503-517-9877

scottk@capacitycommercial.com

#### KENNY HOUSER, SIOR

Principal | Licensed in OR & WA

503-517-9875

kenny@capacitycommercial.com

#### CHRIS KAPPES

Vice President | Licensed in OR & WA

503-517-7127

chris@capacitycommercial.com



# PROPERTY SUMMARY



FOR  
LEASE

## PROPERTY DETAILS

|               |                                                  |
|---------------|--------------------------------------------------|
| Address       | 12100 SE Jennifer Street,<br>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<br>(Available)  |
| Zoning        | M - Industrial                                   |
| Lease Rates   | \$0.72/SF + NNN                                  |
| Available     | Now - Office Renovations Completed               |

## Business Tax Comparison

Clackamas County offers a meaningfully lighter local tax burden for businesses. Clackamas has no county-level or business income taxes; and features lower property tax rates and lower fees for development and construction. Multnomah County, especially within Portland city limits, stacks multiple layers of local business taxation, with business owners paying a combined 4.6% more in local business income tax.

| Clackamas County                                                                    |       | Multnomah County                                                                    |       |
|-------------------------------------------------------------------------------------|-------|-------------------------------------------------------------------------------------|-------|
| Effective Tax Rate (Property)                                                       | 0.92% | Effective Tax Rate (Property)                                                       | 0.99% |
| Metro Supporting Housing Services Tax                                               | No    | Metro Supporting Housing Services Tax                                               | Yes   |
| Preschool For All Tax                                                               | No    | Preschool For All Tax                                                               | Yes   |
| Business Income Tax                                                                 | No    | Business Income Tax                                                                 | Yes   |
| Portland Business License Tax (within City of Portland)                             | No    | Portland Business License Tax (within City of Portland)                             | Yes   |
| City-Specific Portland Surcharges (Clean Energy Tax, Construction Excise Tax, etc.) | No    | City-Specific Portland Surcharges (Clean Energy Tax, Construction Excise Tax, etc.) | Yes   |



# SITE PLAN

SE JENNIFER STREET

ACTIVE RAIL SPUR - UPPR /  
CLACKAMAS COUNTY RAILWAY

54,600 SF

46,970 SF

LEASED

(POSSIBLE)  
CLIMATE  
CONTROLLED  
AREA

TRUCK LOADING DOCK AREA

TRUCK LOADING DOCK AREA

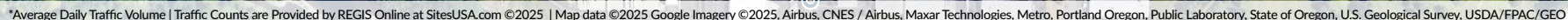
TRUCK LOADING DOCK AREA

GRADE DOOR

LOADING AREA

± 120'

SE 120TH AVE



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