



FOR LEASE

Close In Milwaukie Freestanding Industrial Building

±20,040 SF shell with ±3,564 SF single-story office

DOCK and grade level loading

FULLY REMODELED inside and out

DEDICATED yard storage area

NO City of Portland or MC taxes

*Owner is a licensed real estate Broker in the state of Oregon

2505 SE STUBB STREET
MILWAUKIE, OR

**Kidder
Mathews**



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2505 SE Stubb Street

MILWAUKIE, OR



BUILDING HIGHLIGHTS

±20,040 SF shell

±3,564 SF single-story office

±3,564 SF storage mezzanine

±3,500 SF 3-sided detached storage shed

±6,098 SF dedicated yard storage area

2 dock and **2** grade level loading doors

FULLY remodeled inside and out (interior remodel to be complete prior to occupancy)

EXCELLENT location just off SE McLoughlin Blvd in Milwaukie providing immediate access to the entire Portland Metropolitan area

BENEFIT of centralized Location with no City of Portland or MC taxes

VERY RARE OPPORTUNITY for freestanding building

RENTAL RATE \$13,995 per month (\$0.53/\$0.95)

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