

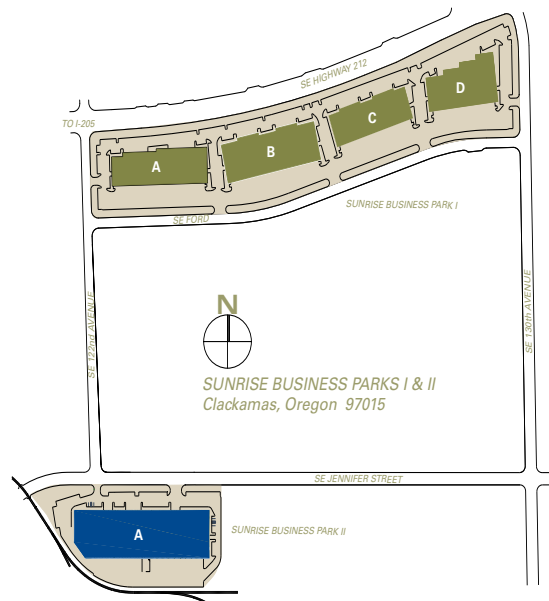
SUNRISE BUSINESS PARK II

25,566 Sq Ft Warehouse/Distribution



LOCATION	Building A 12402 SE Jennifer Street #100 Clackamas OR 97015
TOTAL SQ FT	25,566 SF
OFFICE SQ FT	600 SF
DOORS	3 Dock high, 2 drive-in
CLEAR HEIGHT	24'
FEATURES	Near Fred Meyer distribution center Excellent access to I-205 15 miles to PDX
MONTHLY RATE	\$0.40/sqft - Shell \$0.75/sqft - Office NNN

LEASING CONTACT	Sam Briggs samb@pactrust.com 503-624-6300
	Dave Hicks daveh@pactrust.com 503-624-6300



BUILDING KEY

Sunrise Business Park I

- A. 12310 - 12470 SE Highway 212
- B. 12600 SE Highway 212
- C. 12700 - 12820 SE Highway 212
- D. 12900 - 12990 SE Highway 212

Sunrise Business Park II

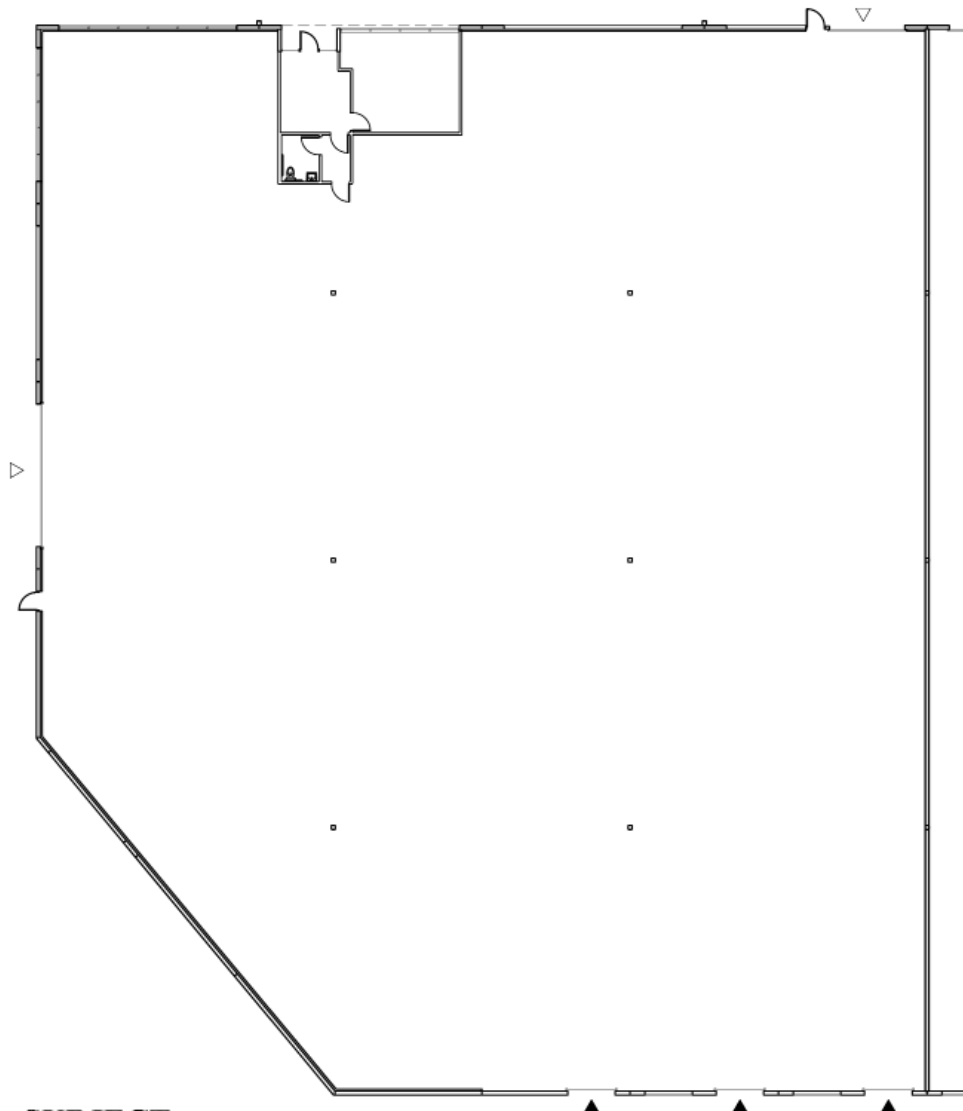
- A. 12402 SE Jennifer Street

All addresses are

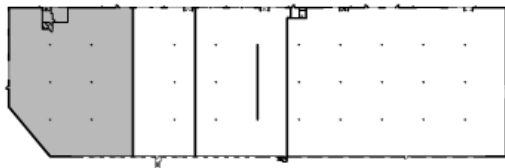
Clackamas OR 97015

SUNRISE BUSINESS PARK II

Building A • 12402 SE Jennifer Street #100 • Clackamas OR 97015



SUBJECT



BUILDING PLAN



AVAILABLE

600 SF OFFICE
25,566 SF TOTAL



△ GRADE ACCESS

▲ DOCK ACCESS

PACTRUST

Pacific Realty Associates, L.P.

15350 SW Sequoia Parkway, Suite 300, Portland OR 97224 • 503-624-6300 • www.pactrust.com

The square footage and rates quoted herein are subject to change. PacTrust can only guarantee square footage and rates with a signed lease agreement.