



ARES
INDUSTRIAL
MANAGEMENT

CLACKAMAS COMMERCE CENTER

SE LAWNFIELD ROAD, CLACKAMAS, OR 97015

18,000 Leasable SQ FT | Class B Distribution



BUILDING HIGHLIGHTS

- 2022 renovation
- 50' x 24' column spacing
- Common area board room
- Common area showers and lockers
- Gas heat
- Wet sprinklered system
- Call for pricing

MIKE MALONE

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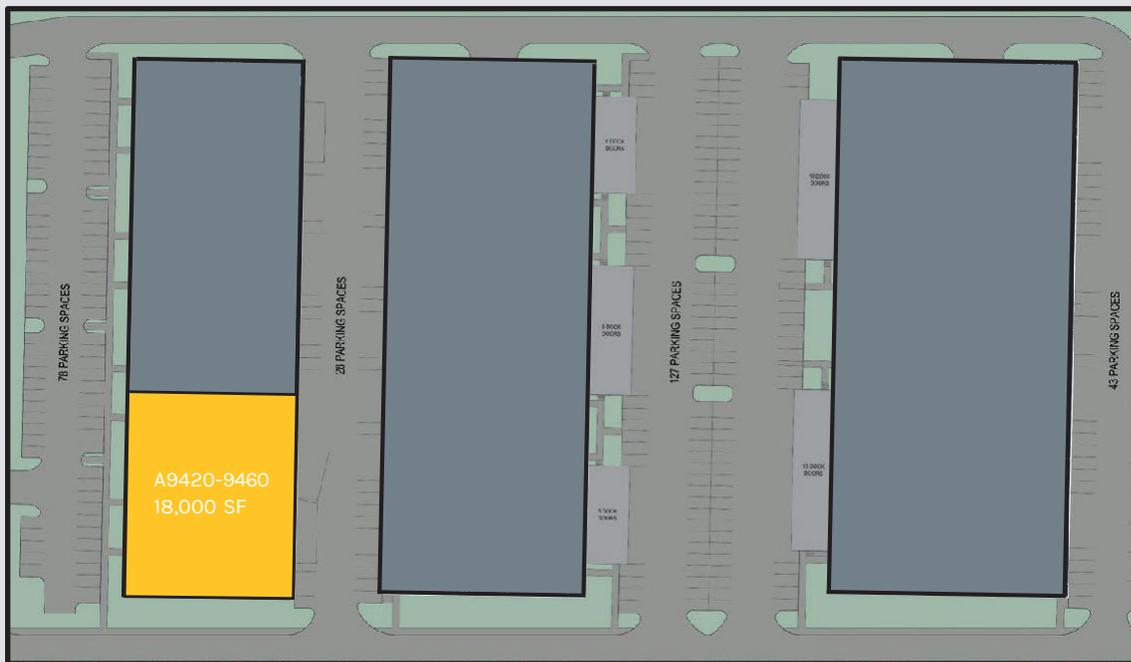


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Spaces	Shell SF	Office SF	Available	Clear Height	Dock Doors	Power
9420-9460 SE Lawnfield Road	18,000 SF	5,709 SF	Now	18'	1 External DH, 4 DI	Heavy, 480V, 3-Phase

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18,000 Shell SQ FT | 5,709 SQ FT Office | Building A, Suite 9420-9460

Warehouse & DI Doors



Warehouse & DI Doors



Office



Office



Kitchen



Warehouse Break Room



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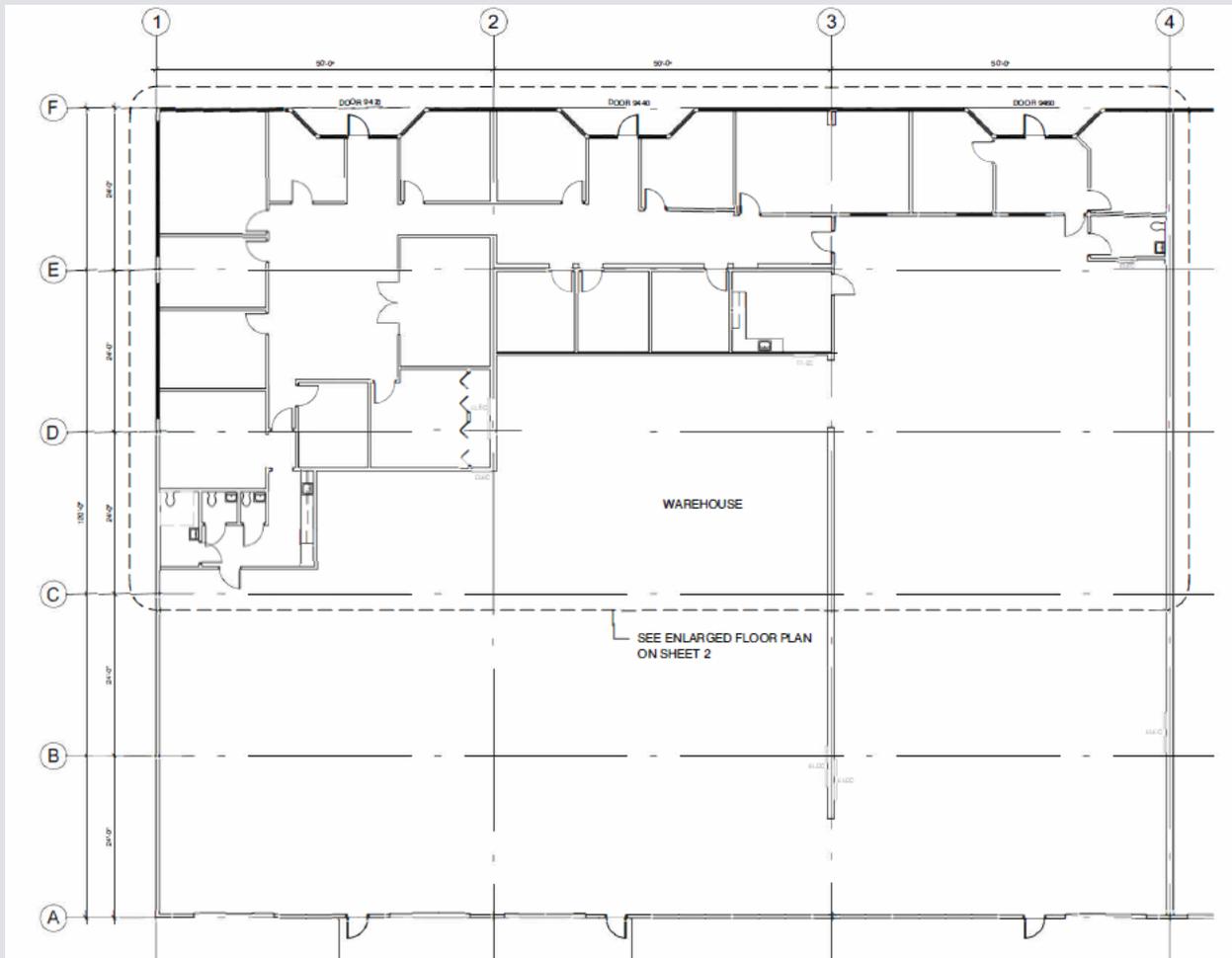


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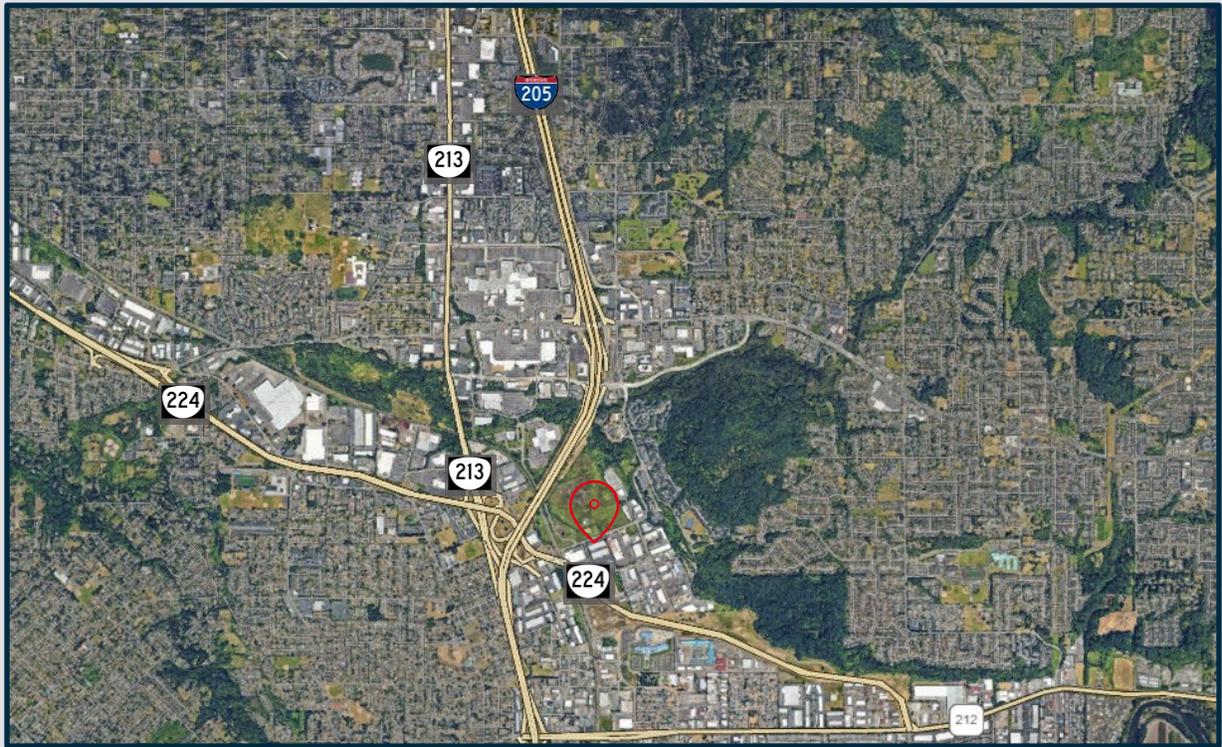


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SE LAWNFIELD ROAD, CLACKAMAS, OR 97015

18,000 Shell SQ FT | Class B Warehouse



- 5 minutes to I-205
- 22 minutes to I-5
- 20 minutes to PDX



- 12.4 miles from
Downtown Portland



- Clackamas industrial area shuttle
- TriMet transportation
- Clackamas transportation center

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