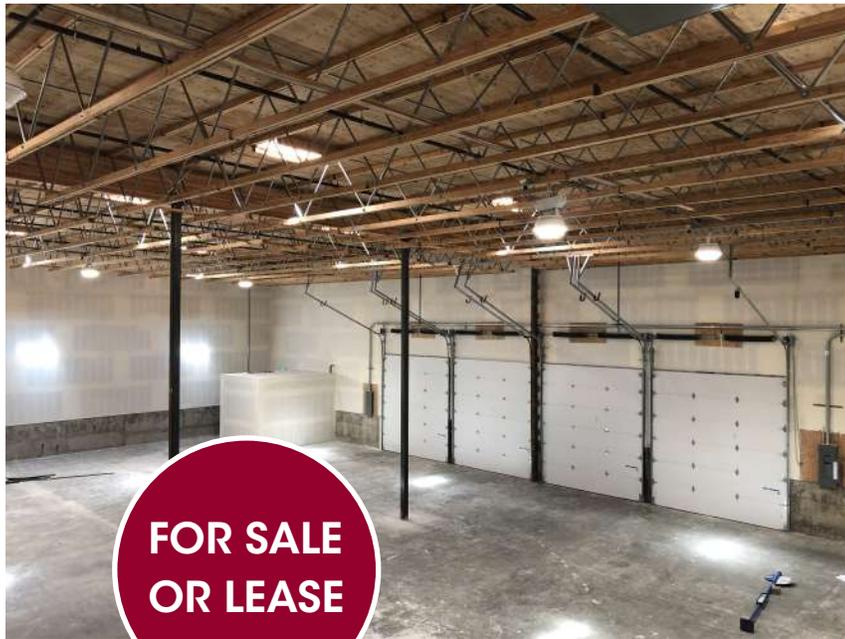


14920 SE 82nd Drive - For Sale or For Lease

Clackamas, Oregon



**FOR SALE
OR LEASE**



PROPERTY DESCRIPTION

PARCEL SIZE

0.72 Acres (31,232 SF)

ZONING

Business Park

Flexible zoning allows manufacturing as well as 100% office

DETAILS

- Building can be divided to accommodate (2) 6,000 SF tenants
- Open office floor plan with exposed wood beams
- Ample on-site parking and truck loading
- Fire sprinklers
- Building Type: V-B
- Construction Type: concrete stem wall and metal siding



PROPOSED BUILDING

BUILDING SIZE

8,000 SF Warehouse

2,000 SF First Floor Office

2,000 SF Second Floor Office

12,000 SF Total Usable

CLEAR HEIGHT

21' - 24'

LOADING

Dock

1- Grade with Ramp

ELECTRICAL

Each bay has 200 AMP 3 phase service

SALE PRICE: \$2,350,000.00

LEASE RATE: \$11,500.00 NNN

Seller/Landlord to provide tenant improvement allowance to finish office area.



Brett Bayne
503.972.7280
bayne@macadamforbes.com

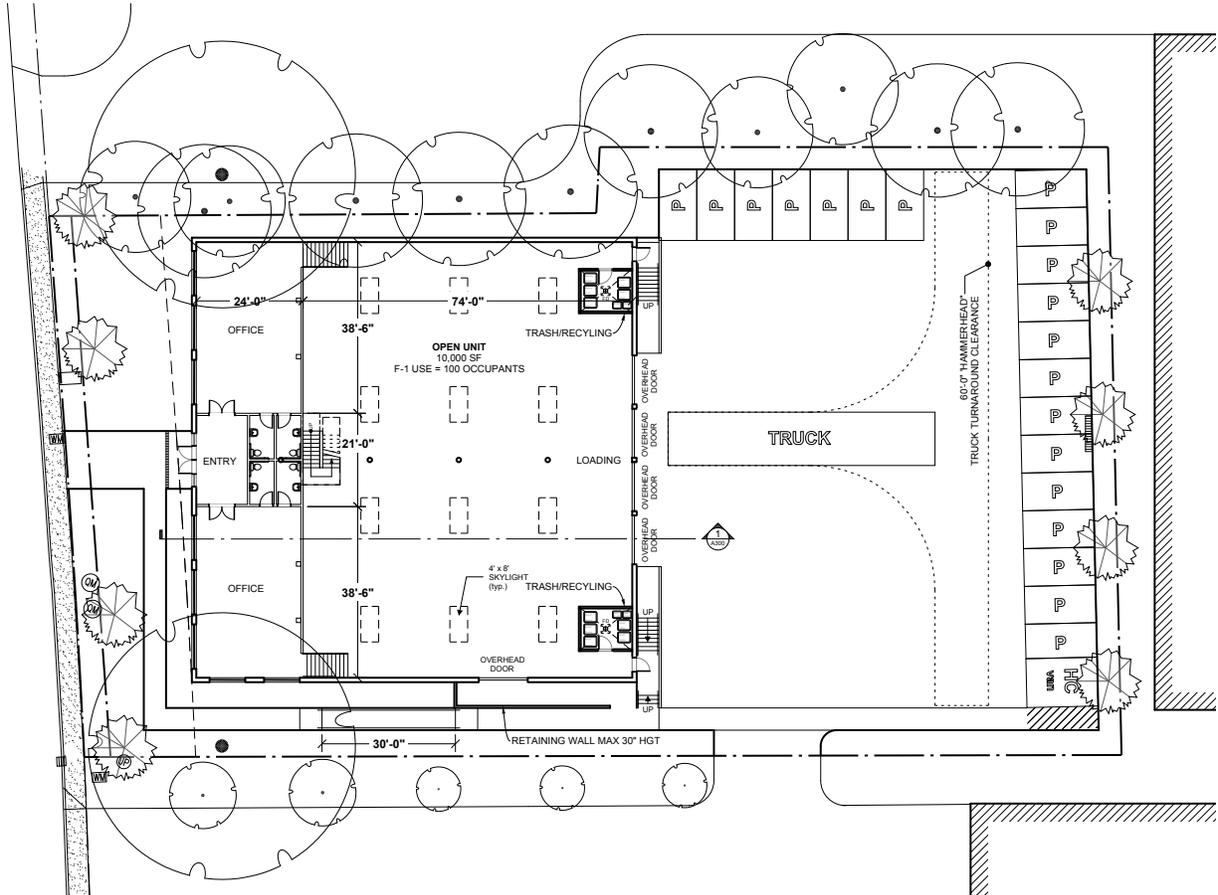
1800 SW First Avenue, Suite 650 | Portland OR 97201 | WWW.MACADAMFORBES.COM | 503.227.2500

14920 SE 82nd Avenue

FOR LEASE

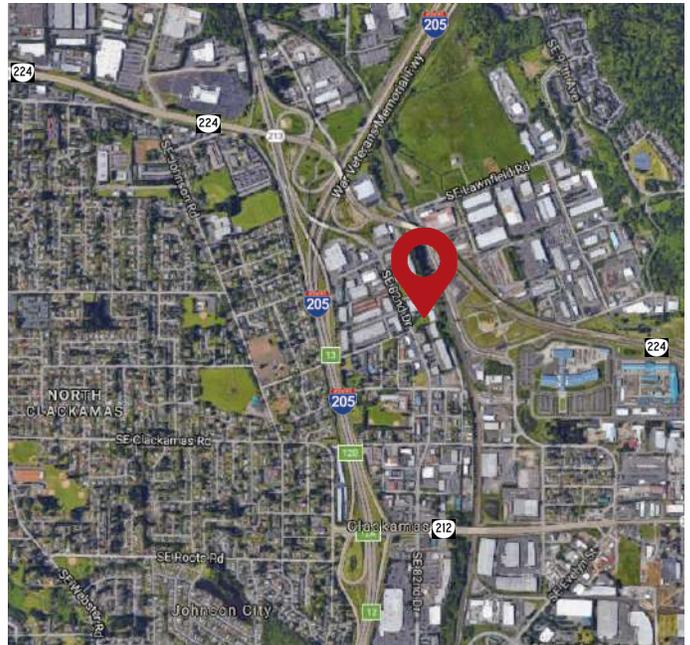
Clackamas, Oregon

Proposed Building Plan



FEATURES

- Immediate access to I-205
- Just off the new Sunrise Expressway (Highway 224)
- New construction now complete



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