

# Rare Warehouse Office & Yard

16791 SE 120TH AVENUE CLACKAMAS, OR 97015

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## FOR SALE





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16791 SE 120th Avenue, Clackamas, OR 97015



## PROPERTY DESCRIPTION

The subject property consists of a highly functional warehouse and stand-alone office building situated on a fenced and paved 2.30 acre site. Located within the desirable Clackamas Industrial submarket, the rare combination of paved/secured yard, warehouse and office provides a unique ownership opportunity.

## OFFERING SUMMARY

Sale Price:	\$3,750,000
Lot Size:	2.3 Acres
Building Size:	8,476 SF
Shop Size:	6,300 SF
Office Building Size:	2,176 SF
Year Built:	1992   1998

## PROPERTY HIGHLIGHTS

- Three drive-thru bays
- Fenced & paved site
- Air lines throughout shop
- Wash bay
- Six private offices
- Three restrooms - Two showers
- Unincorporated Clackamas County Jurisdiction
- Office building roof replaced - 2019
- Opportunity Zone



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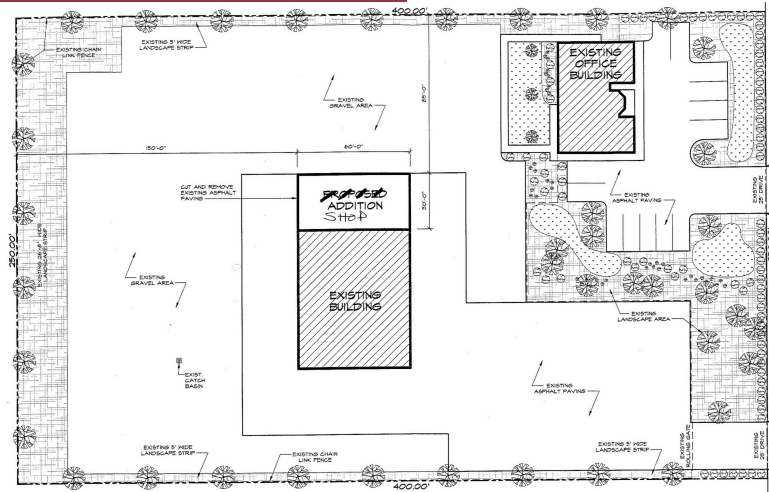
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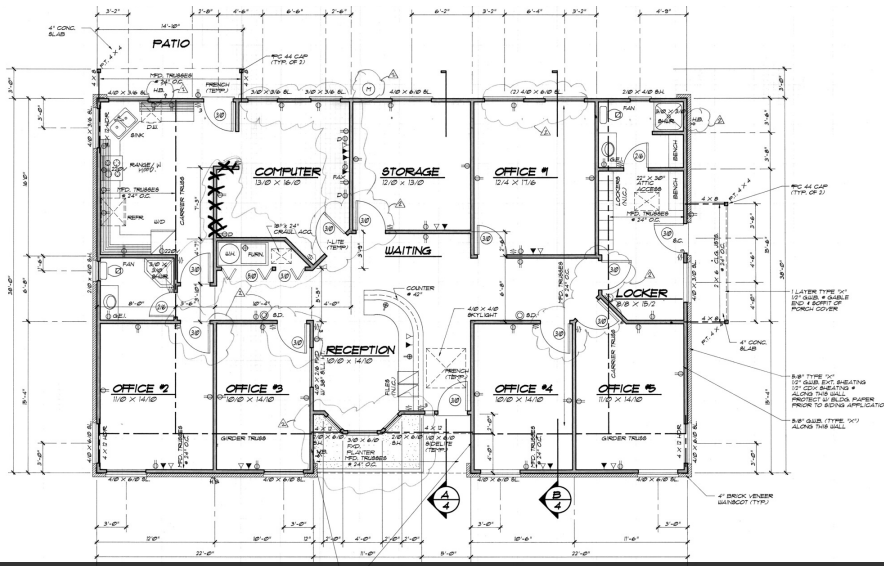
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Site Plan



Wash Bay



Office Floor Plan



Warehouse Interior



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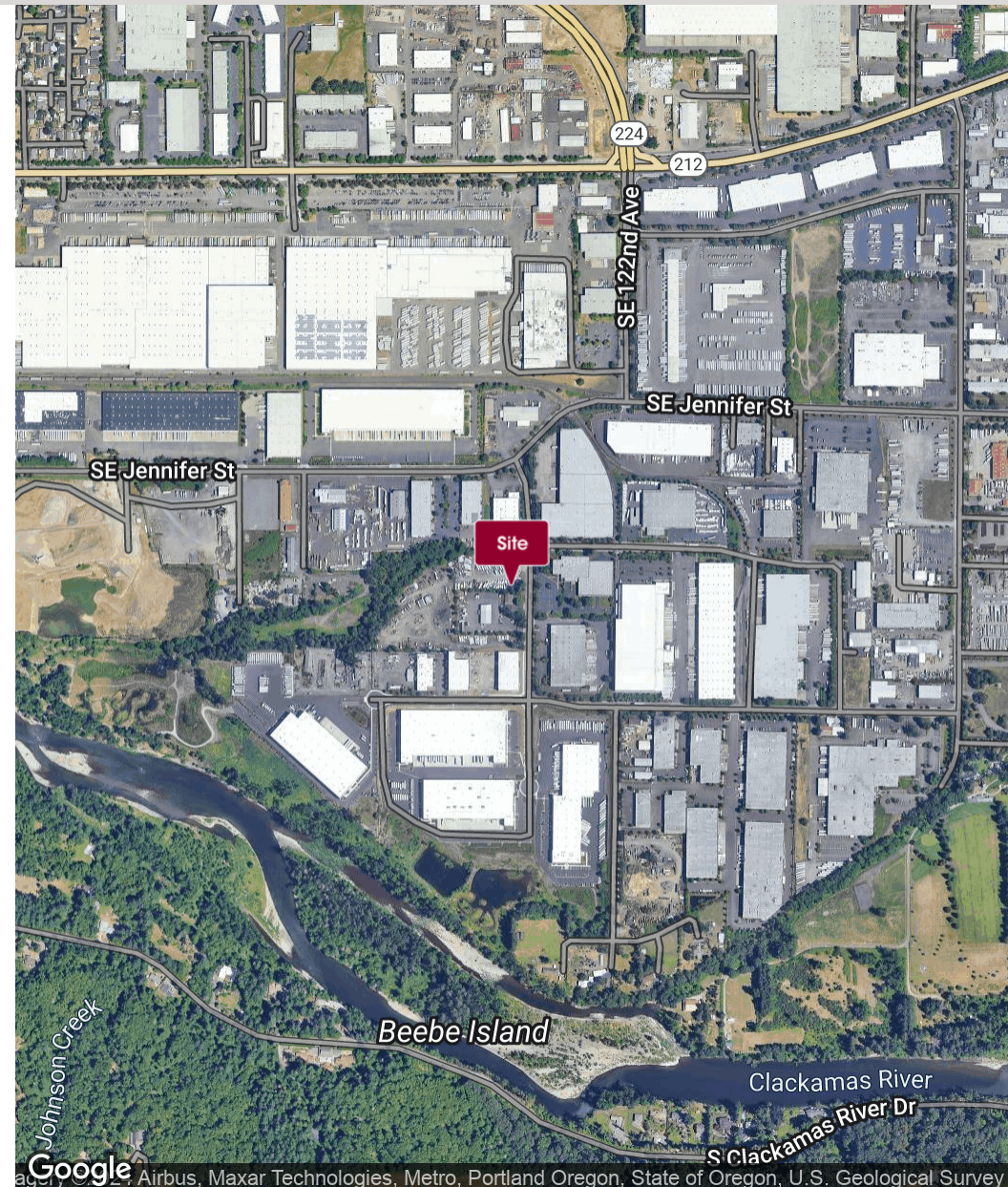
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## LOCATION OVERVIEW

Located in the heart of the Clackamas Industrial market with close proximity to I-205.

LOCATION	DRIVE	DISTANCE
Portland International Airport	20 min	15 mi
Hwy 212/224	3 min	0.6 mi
I-205	7 min	3.2 mi
Downtown Portland	27 min	12.8 mi



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