



FOR SALE

9980 SE HIGHWAY 212

CLACKAMAS, OR 97015

BRETT BAYNE

503.972.7280

bayne@macadamforbes.com

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES



PROPERTY HIGHLIGHTS

- Former Hilton Tool Machine Shop with extensive well distributed electrical. 480/240 volt
- 6,000 SF foot print with 600 SF second floor office.
- (1) Grade Level Door
- 12' Clear Height in warehouse
- Concrete Block constructed in 1962. Wood siding.
- Good Off-Street Parking
- Multiple Cranes - 1,000-3,000 LBS
- 2025-26 Property Taxes: \$6,429.29

OFFERING SUMMARY

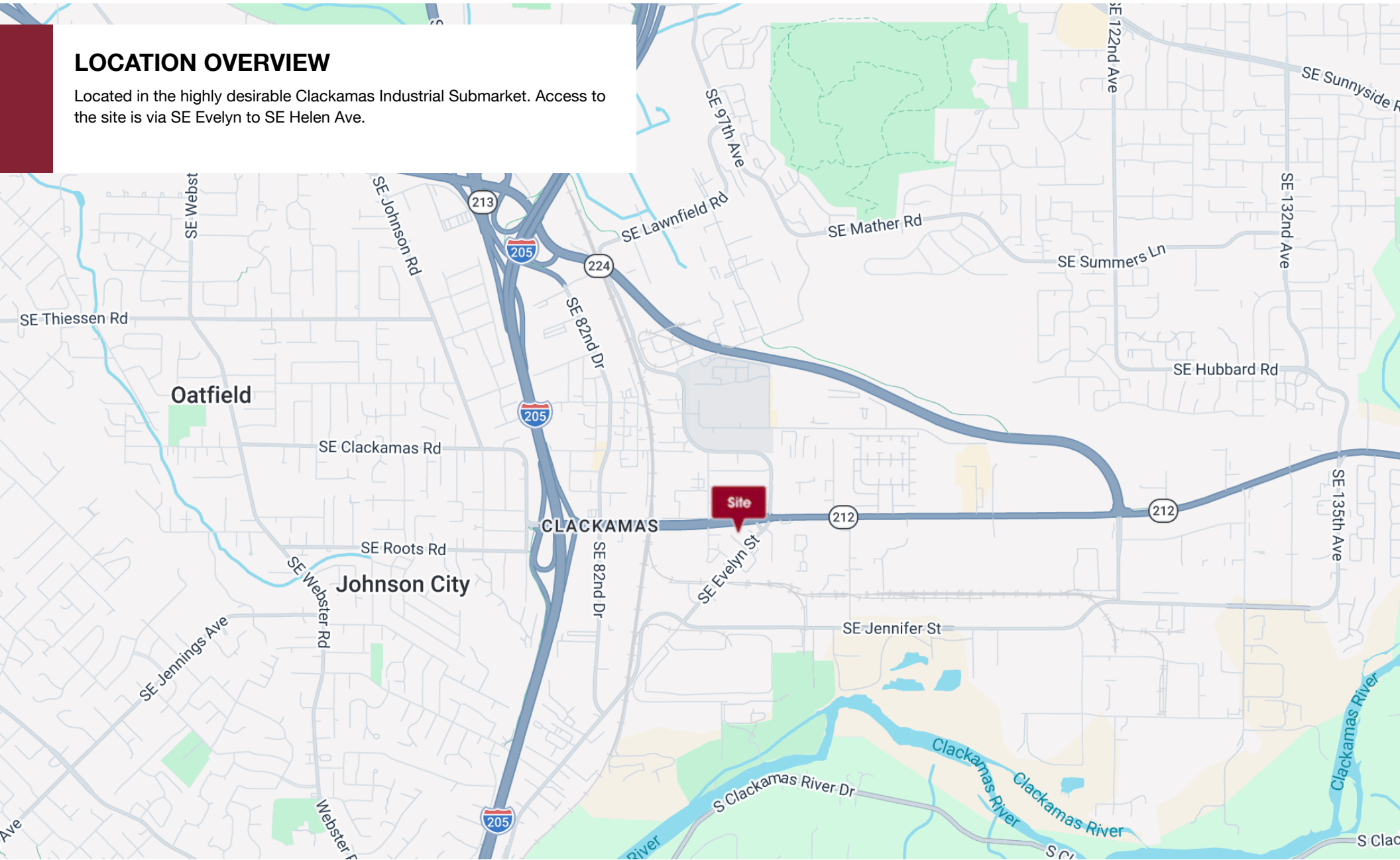
Sale Price:	\$1,560,000
Lot Size:	13,198 SF
Building Size:	6,600 SF

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LOCATION OVERVIEW

Located in the highly desirable Clackamas Industrial Submarket. Access to the site is via SE Evelyn to SE Helen Ave.



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