



FOR SALE

12670 SE CAPPS RD

CLACKAMAS, OR 97015

TYLER DEAN

503.972.7278

tyler@macadamforbes.com

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY DESCRIPTION

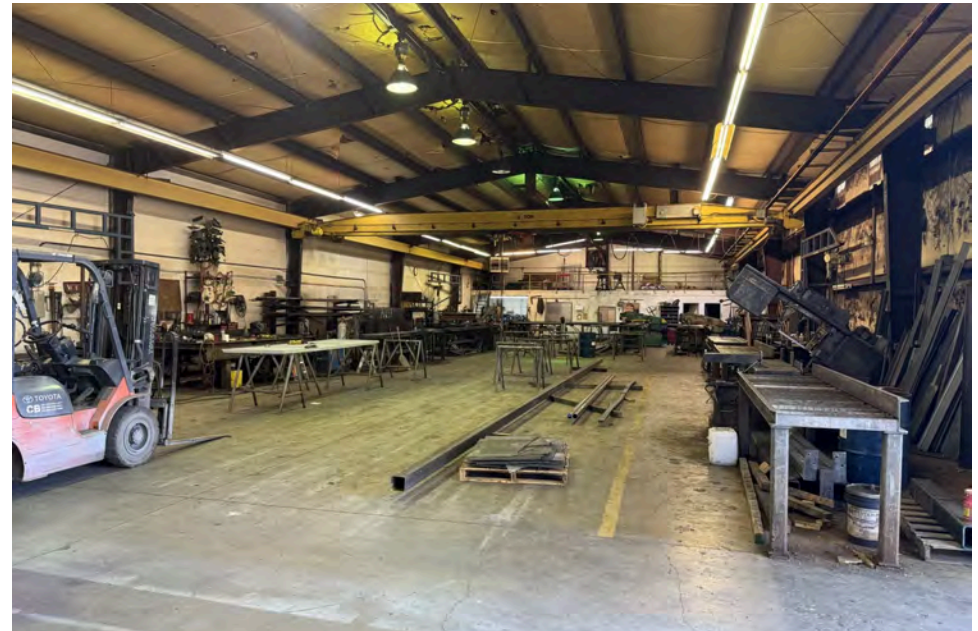
Rare opportunity to acquire a well located manufacturing building in the heart of the Clackamas Industrial area. Heavy power distributed throughout, bridge and jib cranes in place.

PROPERTY HIGHLIGHTS

- Clear Span Warehouse
- 2-Ton Bridge Crane
- Heavy Power
- Business, Equipment, and Assets Available Separately
- Fenced and paved lot

OFFERING SUMMARY

Sale Price:	\$2,250,000
Lot Size:	16,936 SF
Building Size:	9,000 SF
Office Size:	1,200 SF
Zoning:	GI - Clackamas County

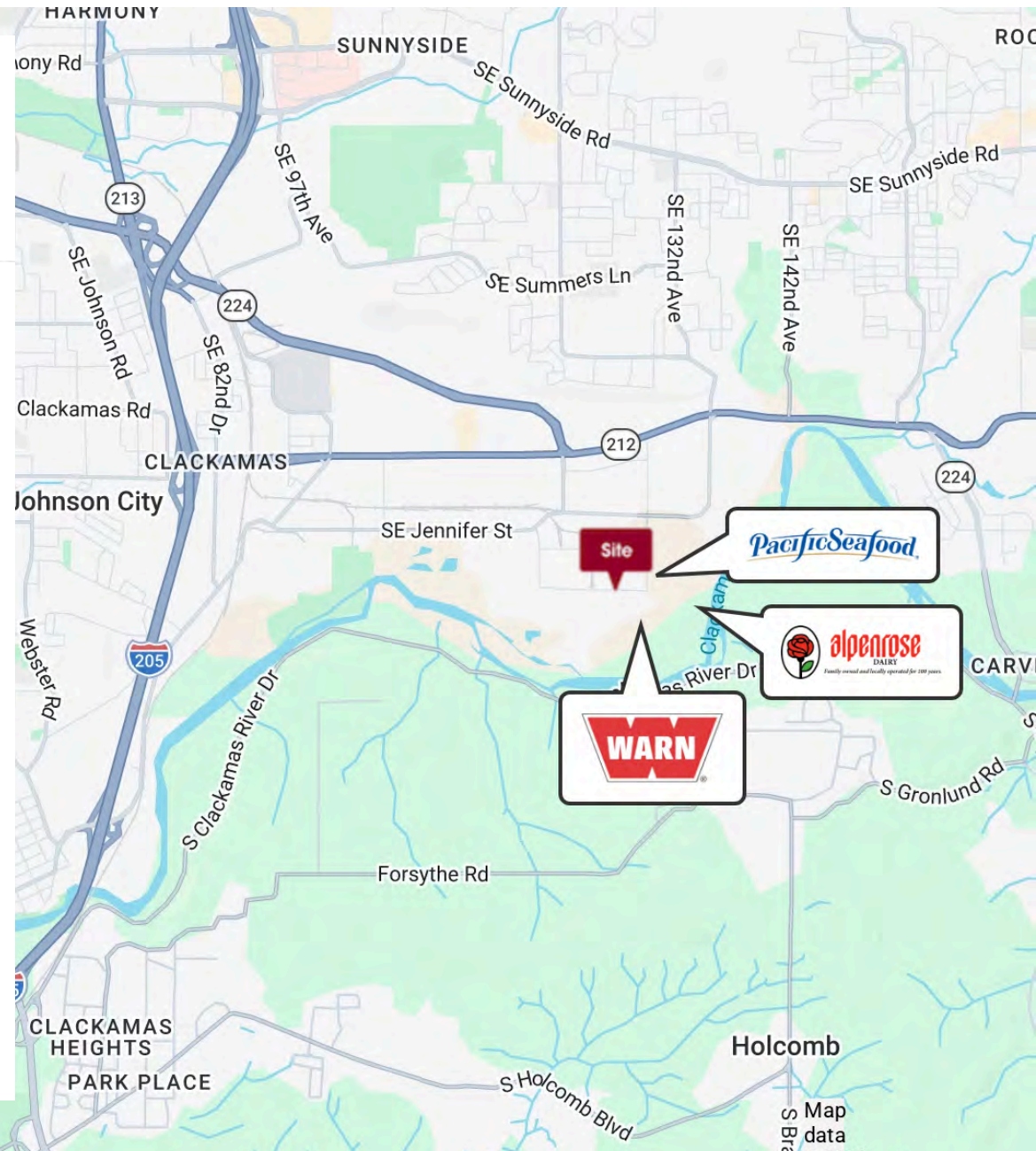


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LOCATION OVERVIEW

Located in the Clackamas Industrial Area within unincorporated Clackamas County. Immediate corporate neighbors include Warn Industries, Pacific Seafood and Alpenrose Dairy.



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