

980 NW Noble Dr. Estacada, OR

For Lease \$1/SF NNN



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OFFERING SUMMARY

Address	980 NW Noble Dr. Estacada, OR
County	Clackamas
Building SF	22,588
Land Acres	40,511 SF (0.93 AC)
Year Built	2020
Zoning	Light Industrial (M-1) and F-1 Occupancy
Clear Height	Varies to max of 28 ft.
Office Space	2,000 SF
Kitchen	FDA Approved commercial grade
Grade Doors	2
Parking	25 spaces
Mezzanine	4,125 SF
Power	480/277 volts 800 Amps

Built in 2020. Perfect for Food, Beverage, Hemp preparation, processing, and packaging with its ODA Food Safety license. Other possible uses: Chemical, Medical, Lab, Semiconductor, Datacenter, and Manufacturing.

- an intake warehouse space with two grade doors
- F-1 Occupancy
- a large packaging area with compressed air ready to go
- both C1D1 and C2D2 certified areas
- plumbed with reverse osmosis water filtration system
- equipped for ethanol extraction
- 2500 gallon propane tanks
- 3000 gallon compressed air tank with hook-ups through the building
- 3 walk-in vaults
- Carbon dioxide extraction room
- Pressure Safety Inspection fire and building certified.
- Equipment subject to negotiation
- Fully sprinkled with multiple hoods



Building Rear



Electrical Room



Mill Grinder C2D2



Ethanol Extraction C1D1



Laboratory



Laboratory



Industrial Kitchen



Industrial Kitchen



Packaging



Industrial Kitchen



Storage Mezzanine



Storage Mezzanine



Shipping/Receiving



Equipment Mezzanine



Propane Tanks



HVAC Pad



Break Room



Extraction Hallway



Extraction Hallway







