



# PRIME CLACKAMAS COUNTY INDUSTRIAL

14625 SE 82ND DR  
CLACKAMAS, OR

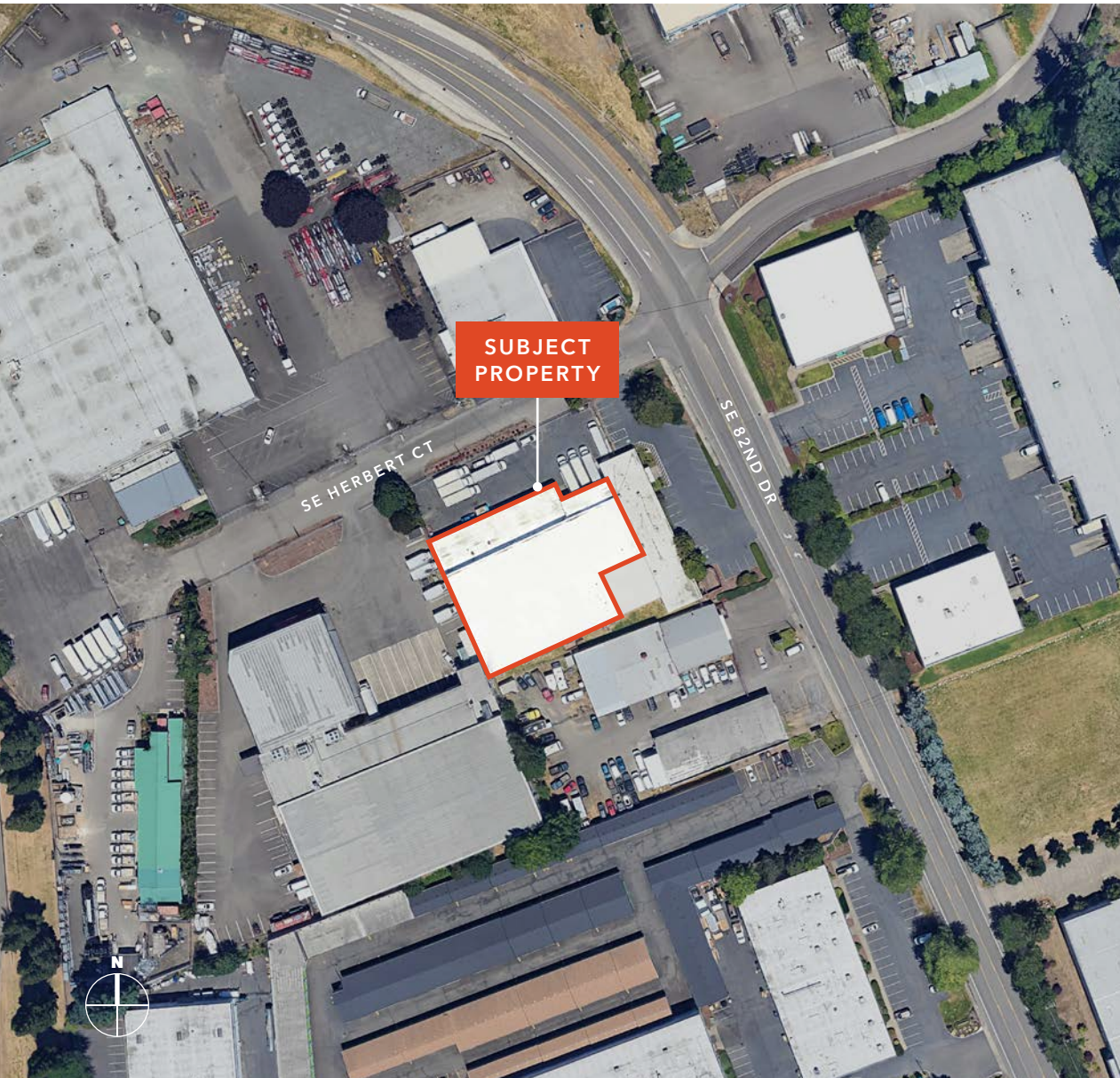
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## PROPERTY OVERVIEW

|               |                                                                                                                       |                   |
|---------------|-----------------------------------------------------------------------------------------------------------------------|-------------------|
| ADDRESS       | 14625 SE 82nd Dr, Clackamas, OR                                                                                       |                   |
| SIZE          | <b>Total</b>                                                                                                          | <b>±19,059 SF</b> |
|               | Warehouse                                                                                                             | ±10,000 SF        |
|               | Mezzanine Storage                                                                                                     | ±4,000 SF         |
|               | Mezzanine Office                                                                                                      | ±5,000 SF         |
| LOADING       | 4 docks & additional ramps to grade                                                                                   |                   |
| CLEAR HEIGHT  | ±20'                                                                                                                  |                   |
| LIGHTING      | High energy-efficient lighting                                                                                        |                   |
| PARKING       | Secured off-street parking                                                                                            |                   |
| POWER         | Heavy electrical for printing or manufacturing user                                                                   |                   |
| VISIBILITY    | Excellent visibility & exposure on prime corner of SE 82nd & SE Herbert Ct                                            |                   |
| LOCATION      | Tremendous Clackamas location on I-205 & Hwy 224 interchange providing great access to the entire Portland Metro Area |                   |
| FUNCTIONALITY | Ample truck court/parking area                                                                                        |                   |
| TAXES         | No Portland or Multnomah County taxes                                                                                 |                   |
| RENTAL RATE   | \$13,800 per month, NNN                                                                                               |                   |

*Discounted Rental Rate!*

**\$13,800**

PER MONTH, NNN





*For more information, contact*

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