

13585 SE Highway 212

CLACKAMAS, OR 97015



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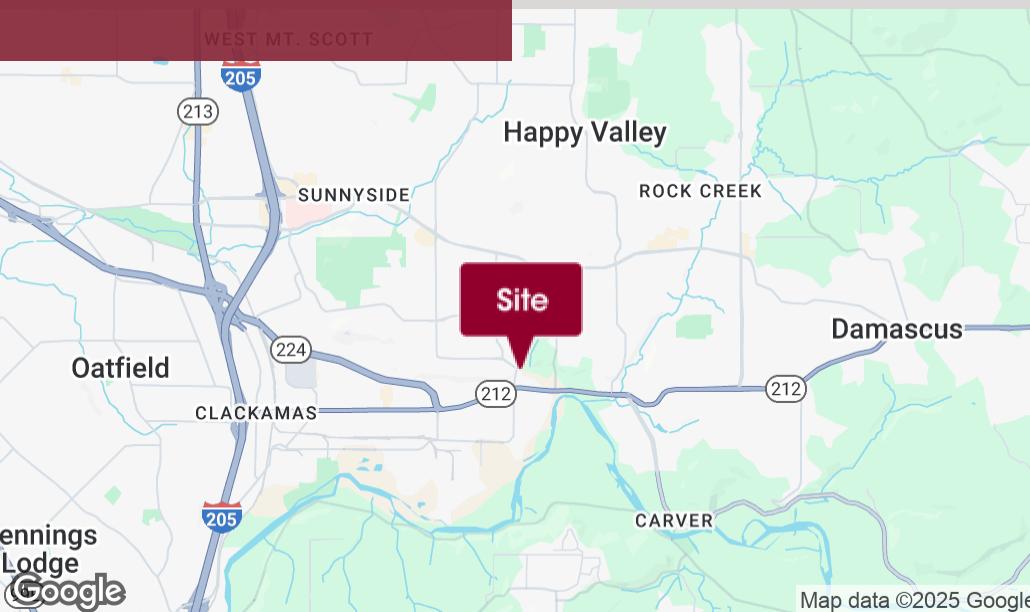
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FOR SALE

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

FOR SALE

13585 SE Highway 212, Clackamas, OR 97015



PROPERTY DESCRIPTION

Unique opportunity to acquire industrial property within the Clackamas submarket. The property offers abundant paved outdoor storage/parking areas as well as a functional warehouse and office combination.

PROPERTY HIGHLIGHTS

- Oversized roll up doors
- 3-phase power
- Fenced and paved site
- Immediate access to HWY 212

OFFERING SUMMARY

Sale Price:	\$3,950,000
Lot Size:	1.8 Acres
Total Building Size:	7,800 SF
Office Size:	2,500 SF
Zoning:	LI - Light Industrial
2025/2026 Property Taxes:	\$17,028.54



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