

CLACKAMAS BUSINESS CENTER

14863 SE 82nd Drive | Portland, OR 97015

± 2,160 to ± 17,861 SF Available

One (1) month free per year of lease term

Call broker for details

FOR LEASE | INDUSTRIAL



For more information or a property tour, please contact:

NICK CHESSAR

503.225.8469

NickC@norris-stevens.com

SCOTT FINNEY, SIOR

503.225.8431

ScottF@norris-stevens.com

Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.

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INVESTMENT REAL ESTATE SERVICES

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INDUSTRIAL SPACES FOR LEASE

AVAILABLE SPACES

SUITE	BUILDING	SHELL	OFFICE	DOCKS	GRADE DOORS	LEASE RATE (PSF/MONTH/NNN)
14775	A	± 2,160 SF	± 955 SF	0	1	\$1.30
9027, 9031, & 9063	C	± 17,861 SF	± 2,500 SF	5	3	\$0.90 \$0.85
9053	C	± 3,048 SF	± 694 SF	0	2	\$1.25 \$1.20
9065	C	± 3,400 SF	± 650	0	2	\$1.20
8961	D	± 8,687 SF	± 939 SF	4	0	\$0.80 \$0.75
8849	E	± 4,140 SF	± 1,306 SF	0	2	\$1.20
8899	E	± 6,210 SF	± 1,053 SF	2	1	\$1.20 \$1.15

FEATURES

- 20' clear heights (excluding building A)
- 6 building complex
- Fantastic freeway access to 82nd Ave and I-205
- Ample parking
- On-site food services: Portland Cider Company & Fajitas Mexican Restaurant

Estimated NNN: **\$0.35/SF/Month**

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SITE PLAN

BUILDING A

Suite 14775: ± 2,160 SF - Shell | ± 955 SF - Office
One (1) grade door

BUILDING C

Suites 9027, 9031, & 9063:

± 17,861 SF - Shell | ± 2,500 SF - Office
Five (5) docks | Three (3) grade doors
20' Clear height

Suite 9053: ± 3,048 SF - Shell | ± 694 SF - Office
Two (2) 14' grade level doors
20' Clear height

Suite 9065: ± 3,400 SF - Shell | ± 650 SF - Office
Two (2) grade doors
20' Clear height

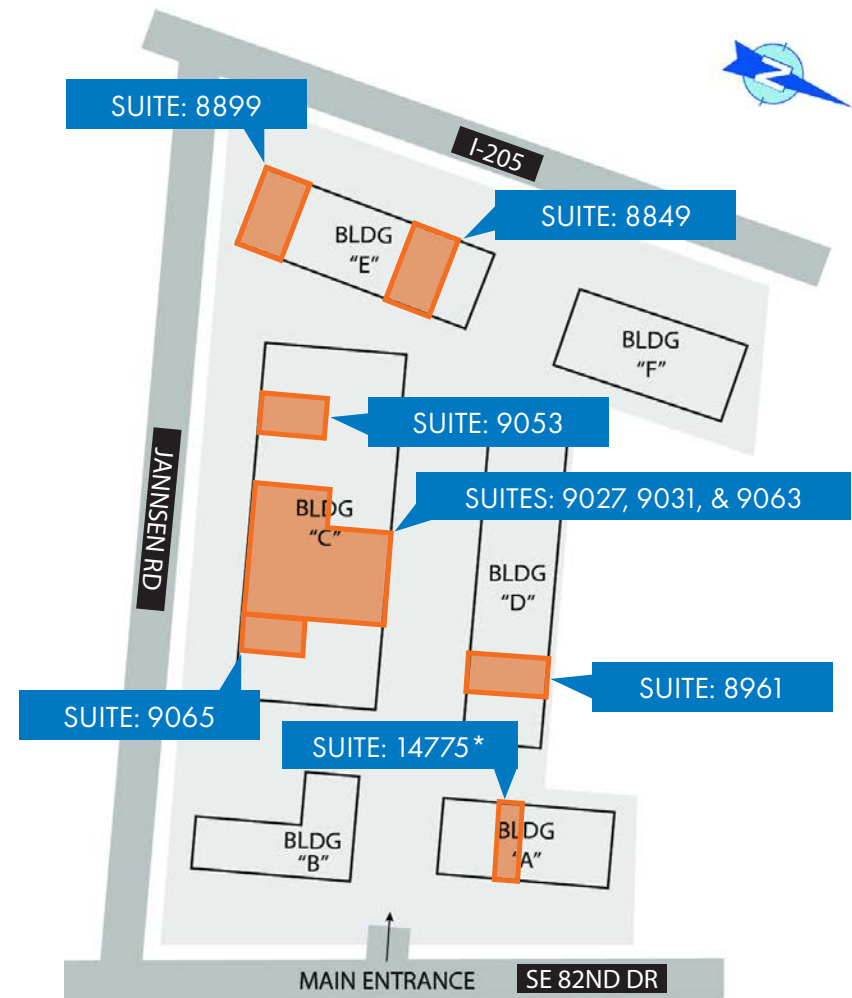
BUILDING D

Suite 8961: ± 8,687 SF - Shell | ± 939 SF - Office
Four (4) docks, no grade loading
20' Clear height

BUILDING E

Suite 8849: ± 4,140 SF - Shell | ± 1,306 SF - Office
(2) Grade Doors

Suite 8899: ± 6,210 SF - Shell | ± 1,053 SF - Office
Two (2) docks | One (1) grade door



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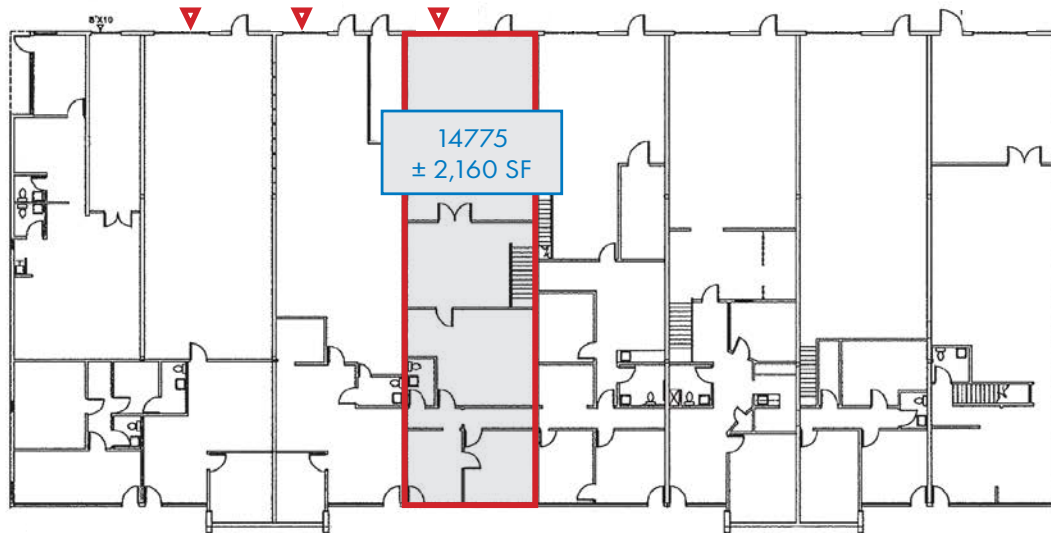
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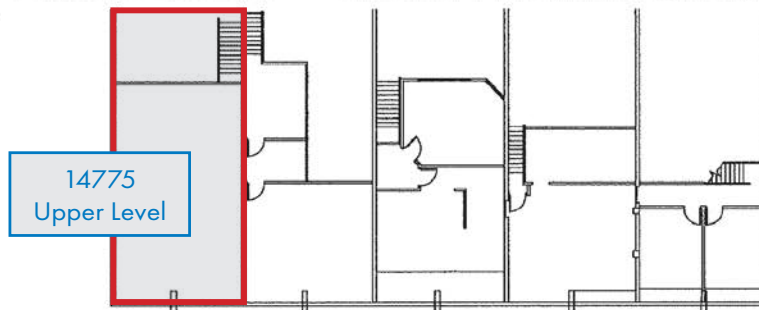
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FLOOR PLANS – BUILDING A

BUILDING A – FIRST FLOOR



BUILDING A – SECOND FLOOR



▲ = GRADE DOOR ▲ = DOCK

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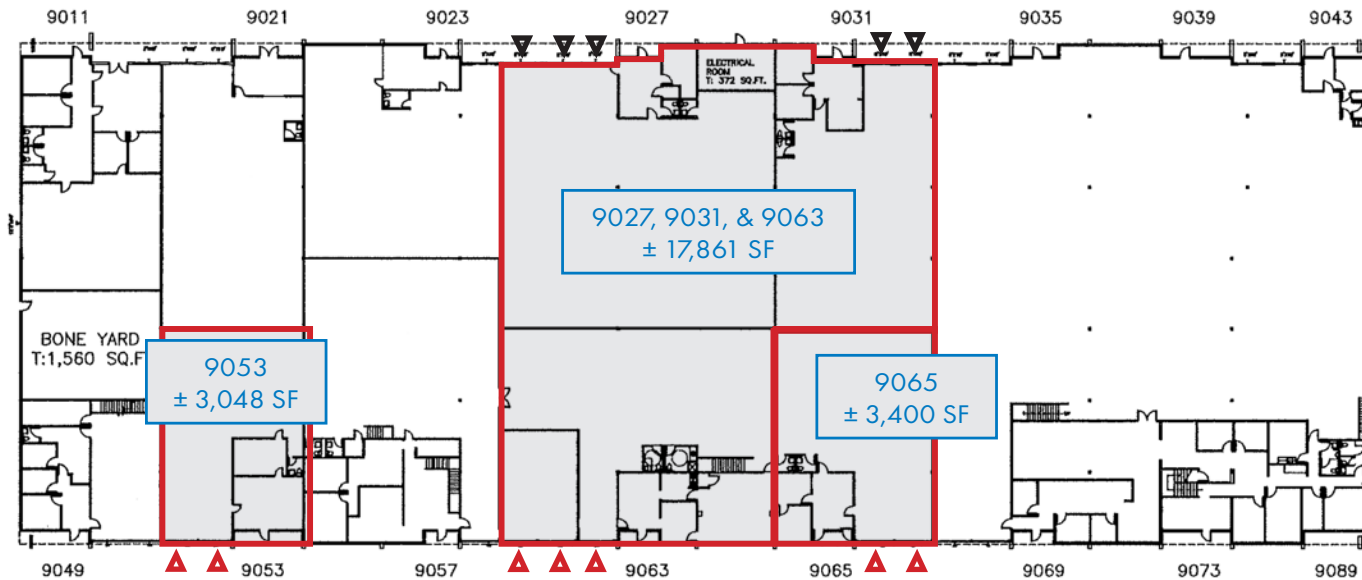
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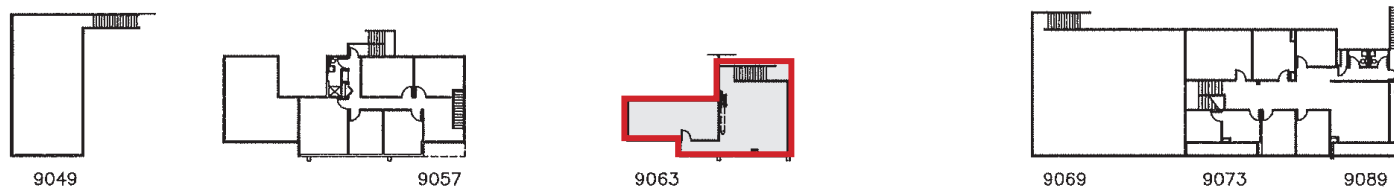
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FLOOR PLANS – BUILDING C

BUILDING C – FIRST FLOOR



BUILDING C – SECOND FLOOR



▲ = GRADE DOOR ▲ = DOCK

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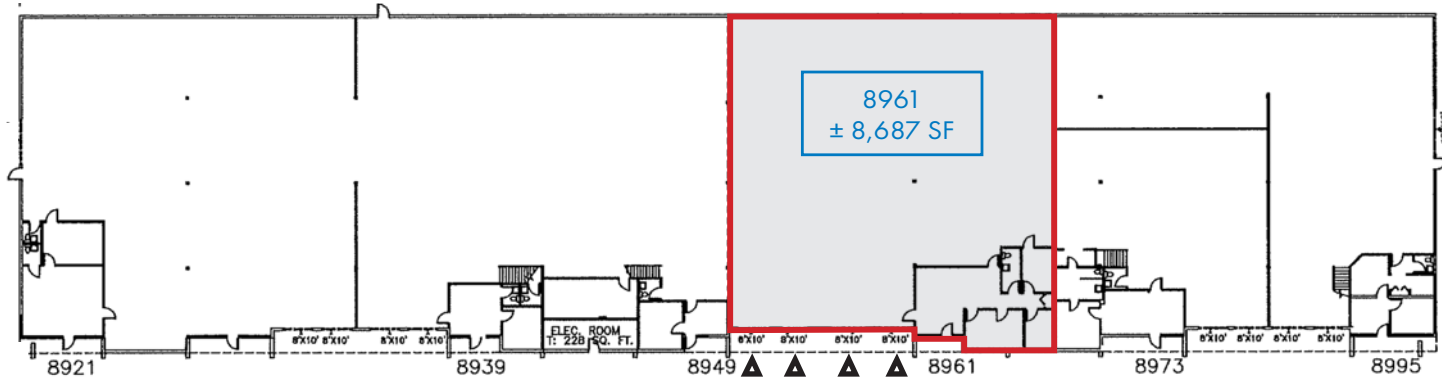
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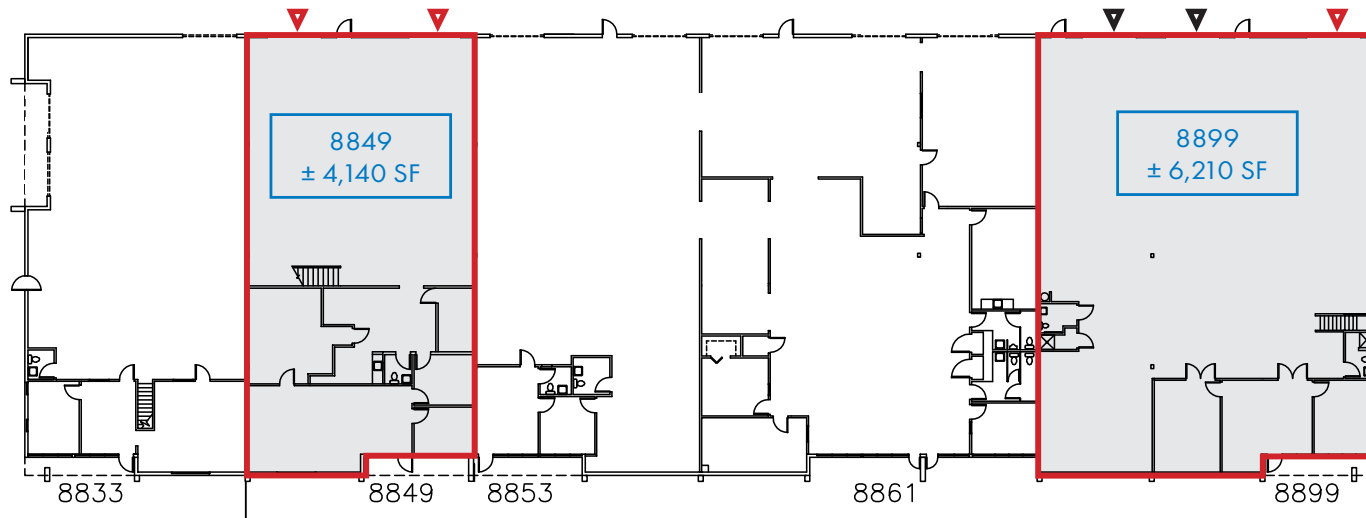
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FLOOR PLANS – BUILDING D & E

BUILDING D – FIRST FLOOR



BUILDING E – FIRST FLOOR



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SURROUNDING AREA



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