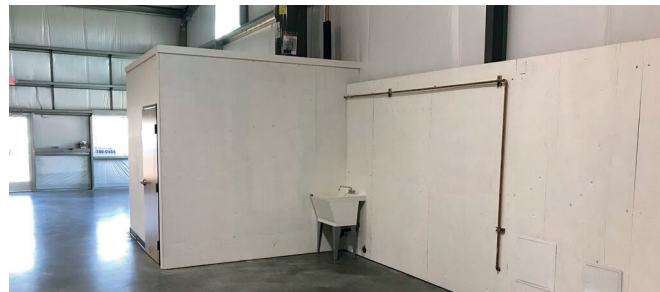


# MORE REALTY

# FOR SALE



## INDUSTRIAL USE PROPERTY IN ESTACADA

### CONTACT ME

**TIM WHITING**

COMMERCIAL REAL ESTATE BROKER, OR

503-780-0454

timwhiting7@gmail.com

MOREREALTY.com/commercial

## OFFERED at \$1,899,999

NEW CONSTRUCTION! Never Occupied. 8400' of prime manufacturing space, contractor space or any other use under City of Estacada light industrial M-1 zone. Parcel is almost 1 acre in size. Room for additional building or storage yard. Building is fully insulated. Has 2 ADA restrooms and an employee breakroom. Footing in floor for your 25'x35' custom build office with mezzanine or possible second floor. 6" reinforced and densified, laser finished concrete floor. 600 amps 277/480 volt 3ph power. On-site parking for 19 cars. (3) 14'x 16' OH doors (1) 18'x 16' end wall OH door. Building is connected to Estacada water, storm and sewer. Reliance connects offers fiber optics. Parcel offers additional room for storage yard or possibly additional building of up to about 12,000'. LED lighting throughout. Landscaped. Ready for your business. Want out of Multnomah county? Here is your opportunity to move your business. Selling LLC's managing member is broker licensed in the state of Oregon.

|            |                                    |
|------------|------------------------------------|
| ADDRESS    | 955 NW Noble DR Estacada, OR 97023 |
| MLS NUMBER | 22633237                           |
| LAND AREA  | 0.99 Acres                         |
| ZONING     | Comm/Industrial                    |