

# CLACKAMAS BUSINESS CENTER

14863 SE 82nd Avenue | Portland, OR 97015

FOR LEASE



## INDUSTRIAL SPACE AVAILABLE FOR LEASE

### DETAILS

- Suite 8961: ± 8,687 SF - Shell | ± 939 SF - Office  
(4) Docks, No Grade Loading  
20' Clear height  
Rate: \$0.90/SF/Mo, NNN
- Suite 14765: ± 2,160 SF - Shell | ± 770 SF - Office  
One (1) Grade door (10'x10')  
One (1) Bathroom  
16' Clear height  
Rate: \$1.30/SF/Mo, NNN
- Suite 14787: ± 2,060 SF - Shell | ± 600 SF - Office  
One (1) Grade door (10'x10')  
One (1) Bathroom  
16' Clear height  
Rate: \$1.30/SF/Mo, NNN
- Estimated NNN: \$0.34/SF/Month



### FEATURES

- 6 building complex
- Fantastic freeway access to 82nd Ave and I-205
- Ample parking
- On-site food services: Portland Cider Company & Fajitas Mexican Restaurant

For more information or a property tour, please contact:

**NICK CHESSAR**

503.225.8469

[NickC@norris-stevens.com](mailto:NickC@norris-stevens.com)

**SCOTT FINNEY, SIOR**

503.225.8431

[ScottF@norris-stevens.com](mailto: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 his/her own satisfaction.



**Norris & Stevens**

INVESTMENT REAL ESTATE SERVICES

900 SW 5th Avenue • 17th Floor • Portland, OR 97204  
503.223.3171 • [norris-stevens.com](http://norris-stevens.com)

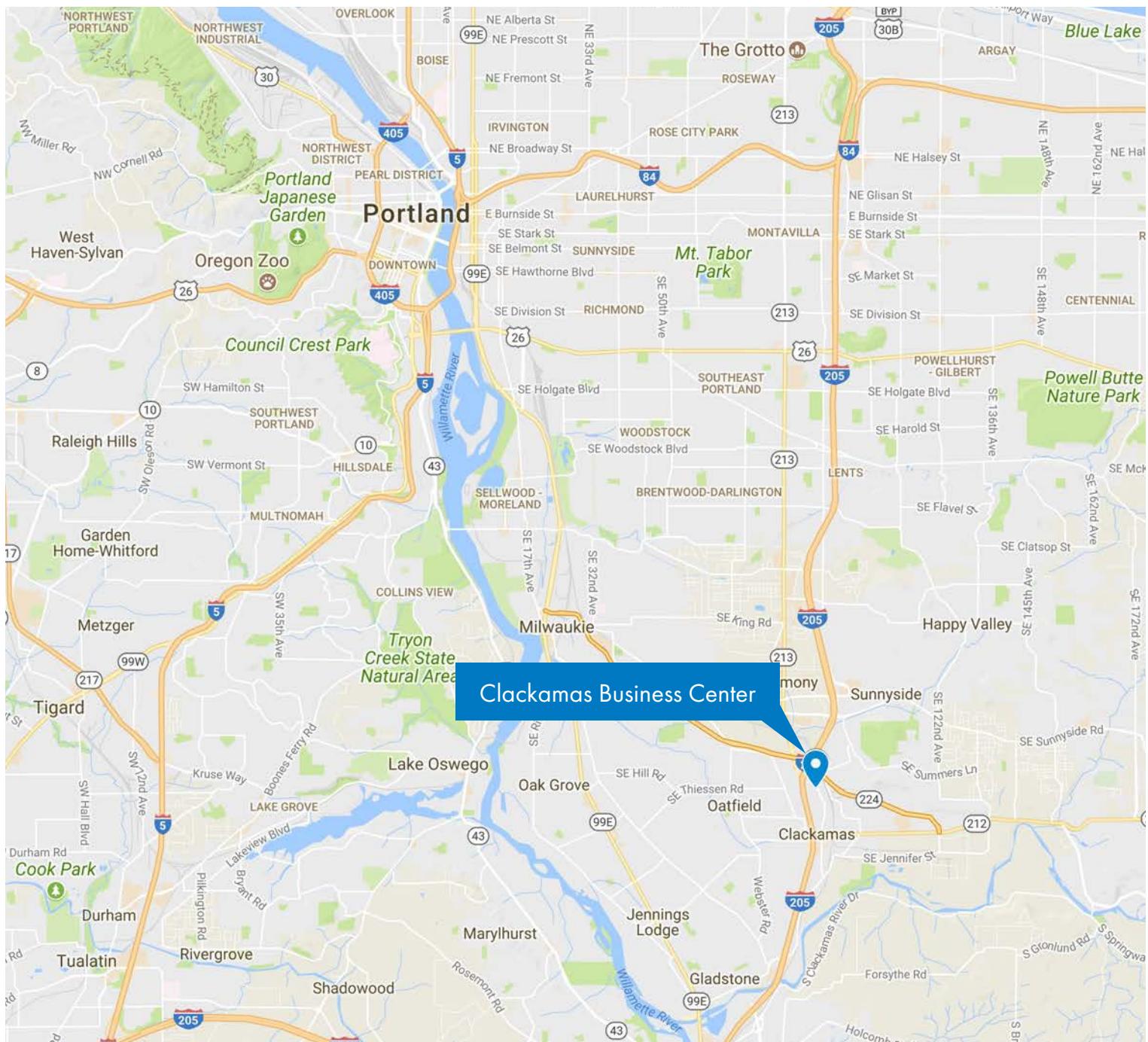
04.15.2024

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## REGIONAL MAP



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## SITE PLAN



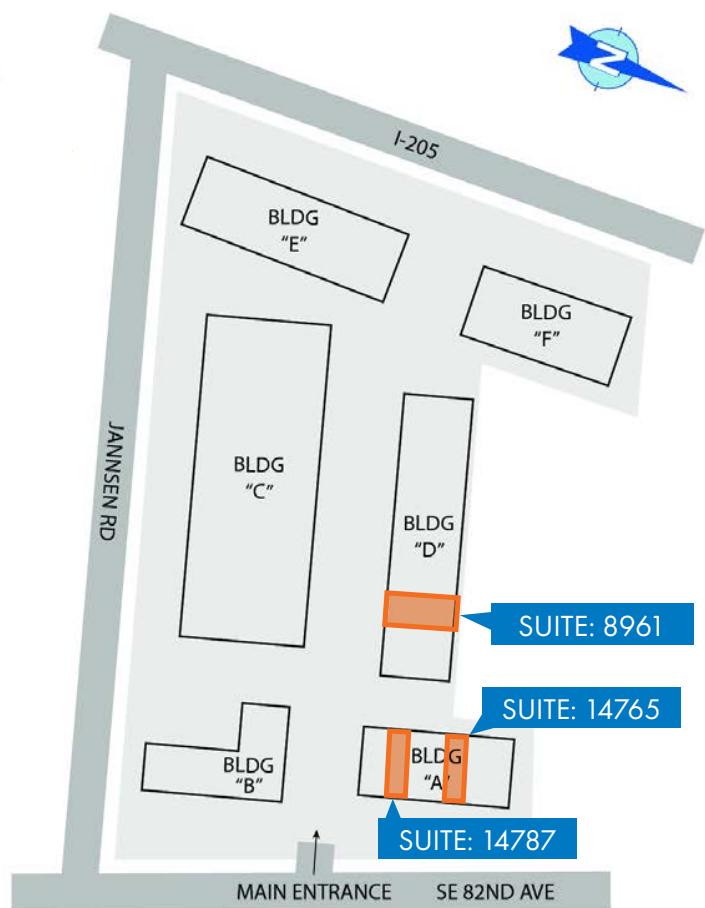
## BUILDING D

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

## BUILDING A

**Suite 14765:**  $\pm 2,160$  - Shell |  $\pm 770$  SF - Office  
One (1) grade door (10'x10') | One (1) bathroom  
16' Clear height

**Suite 14787:**  $\pm 2,060$  - Shell |  $\pm 600$  SF - Office  
One (1) grade door (10'x10') | One (1) bathroom  
16' Clear height



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**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

**AMO**

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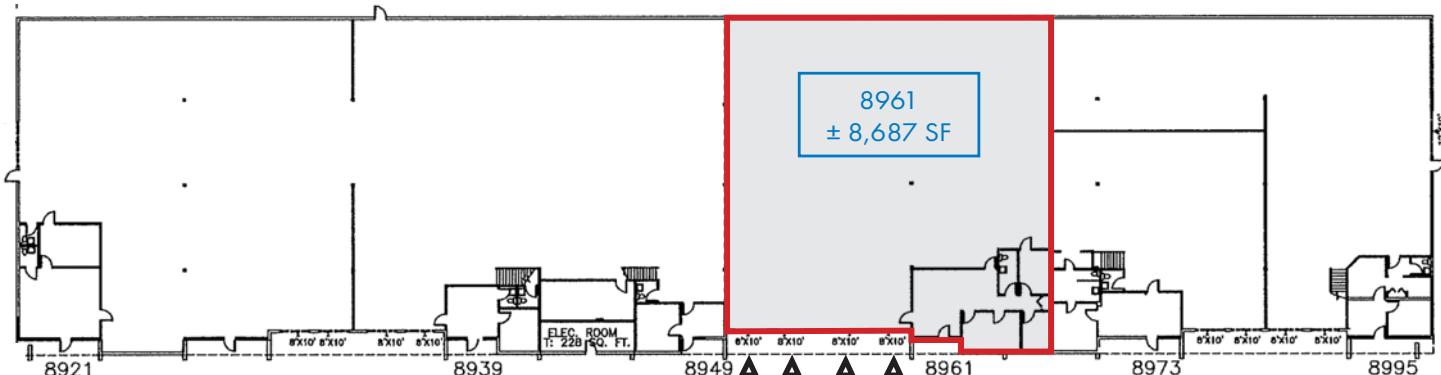
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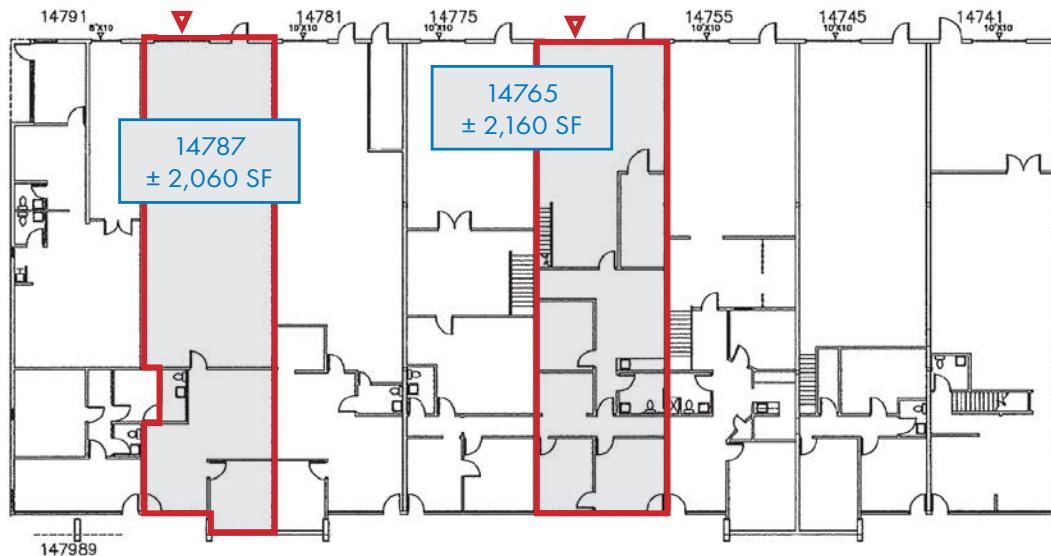
FOR LEASE

## BUILDING FLOORPLAN

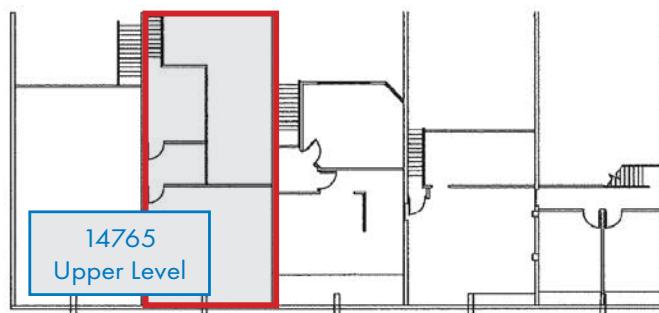
### BUILDING D – FIRST FLOOR



### BUILDING A – FIRST FLOOR



### BUILDING A – SECOND FLOOR



▲ = GRADE DOOR   ▲ = DOCK

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