

FOR SALE

# RARE CLACKAMAS WAREHOUSE WITH SHOWROOM

15737 SE 102ND AVE, CLACKAMAS, OR 97015







*Highly centralized location near intersection of Hwy 212 and I-205 freeway in tax friendly Clackamas County.*

|                     |  |
|---------------------|--|
| TOTAL BUILDING AREA | <b>±7,700 SF – Total</b><br>±6,250 SF – Ground Floor Shell<br>±1,450 SF – Upstairs Office/Showroom                 |
| LAND AREA           | 0.55 AC  |
| CONSTRUCTION        | High quality steel construction with rock wainscoting  |
| LOADING             | Grade level loading  |
| CLEAR HEIGHT        | 18' to 20'   |
| PARKING             | Abundant   |
| YEAR BUILT          | 2010   |
| ZONING              | C3, Commercial Zoning – Clackamas County   |
| ALLOWABLE USES      | Manufacturing, retail, office, daycare, dog service, vehicle storage and service, mini/self storage, and much more |
| SIGNAGE             | Visible from Hwy 212   |

**\$2.195M**

SALE PRICE

**±7,700 SF**

TOTAL BUILDING AREA



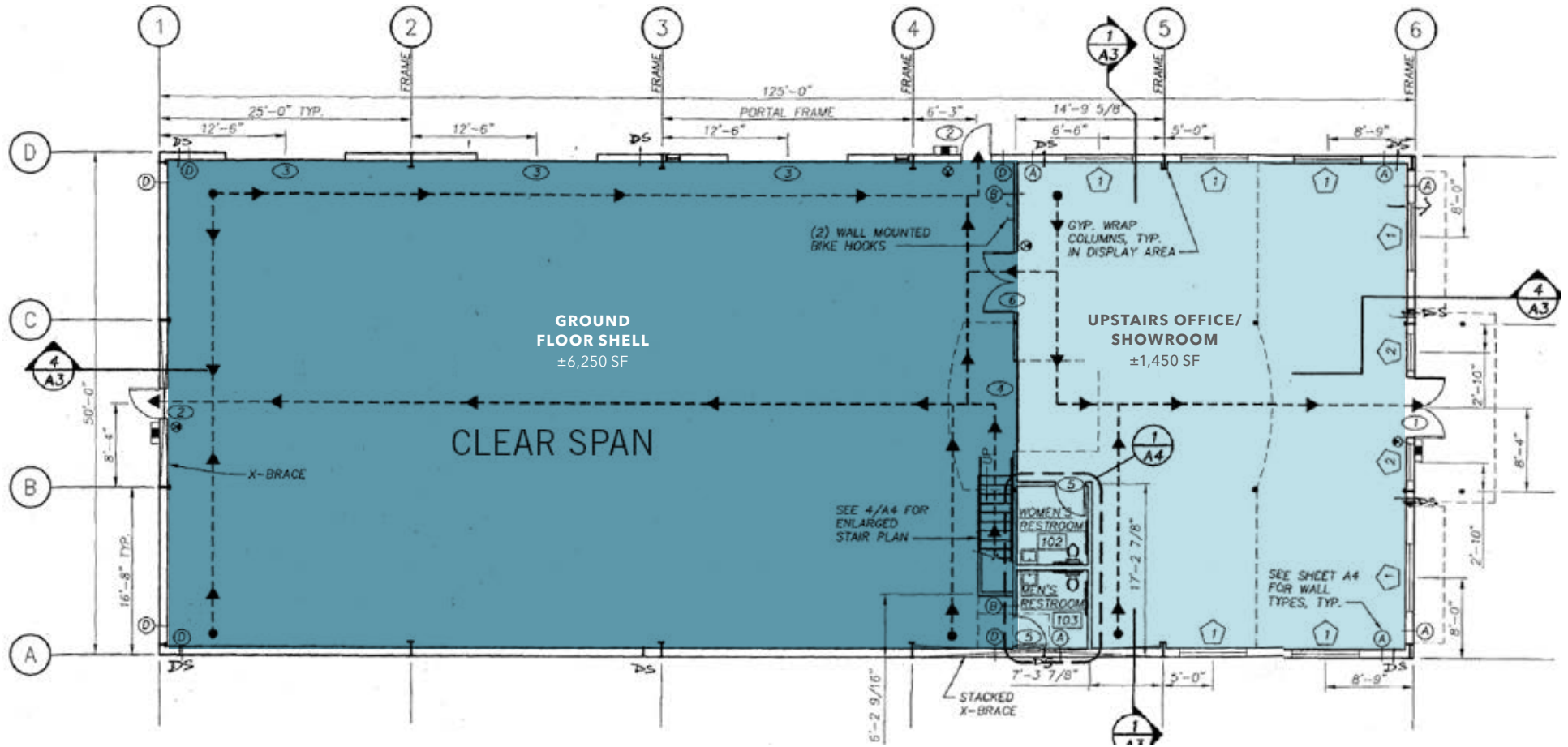
15737 SE 102ND AVE



AVAILABLE FOR SALE

KIDDER MATHEWS

# FLOOR PLAN



**±7,700 SF**

TOTAL BUILDING AREA

**±6,250 SF**

GROUND FLOOR SHELL

**±1,450 SF**

UPSTAIRS OFFICE/SHOWROOM







15737 SE 102ND AVE

224

CLACKAMAS

SUBJECT PROPERTY



212

Fred Meyer



Fred Meyer

CHARLIE'S PRODUCE  
CUTTING FRESH



TOPTIER



AVAILABLE FOR SALE OR LEASE

KIDDER MATHEWS





15737 SE 102ND AVE

*For more information on  
this property, please contact*

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