

FOR SALE

CLACKAMAS HQ INDUSTRIAL/ MANUFACTURING FACILITY

9085 SE ENOCH COURT, CLACKAMAS, OR

SUBJECT
PROPERTY

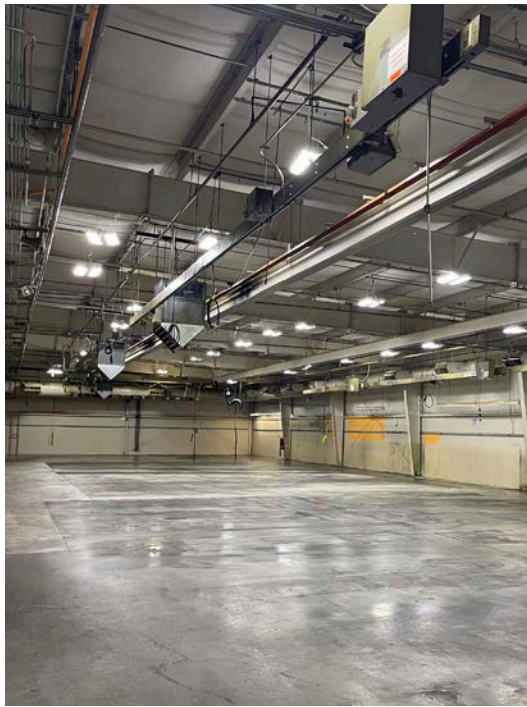


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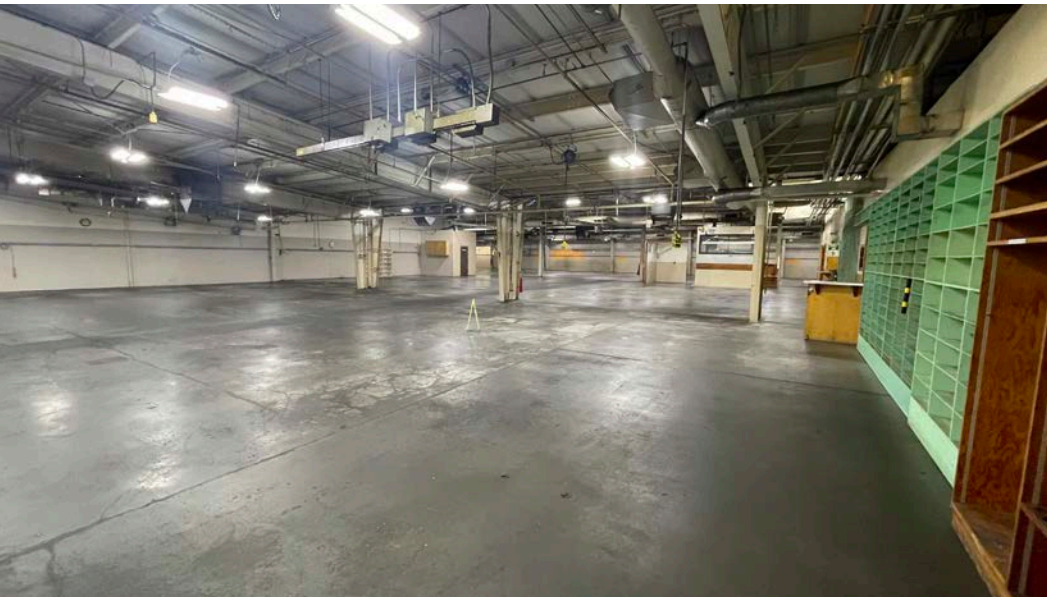
Visibility, exposure, and signage potential from directly adjacent Hwy 224 and I-205 freeways

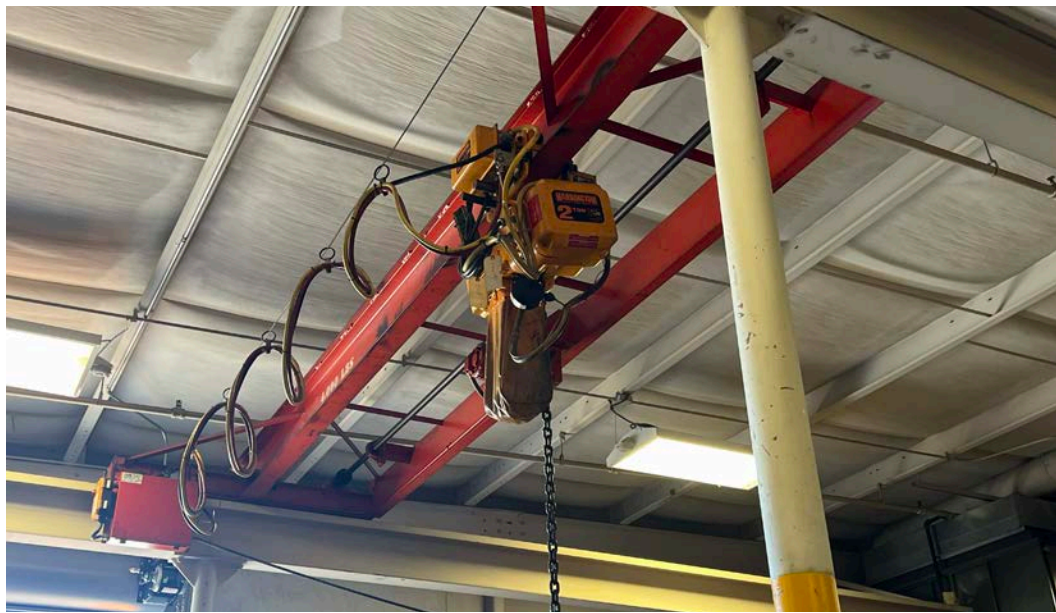
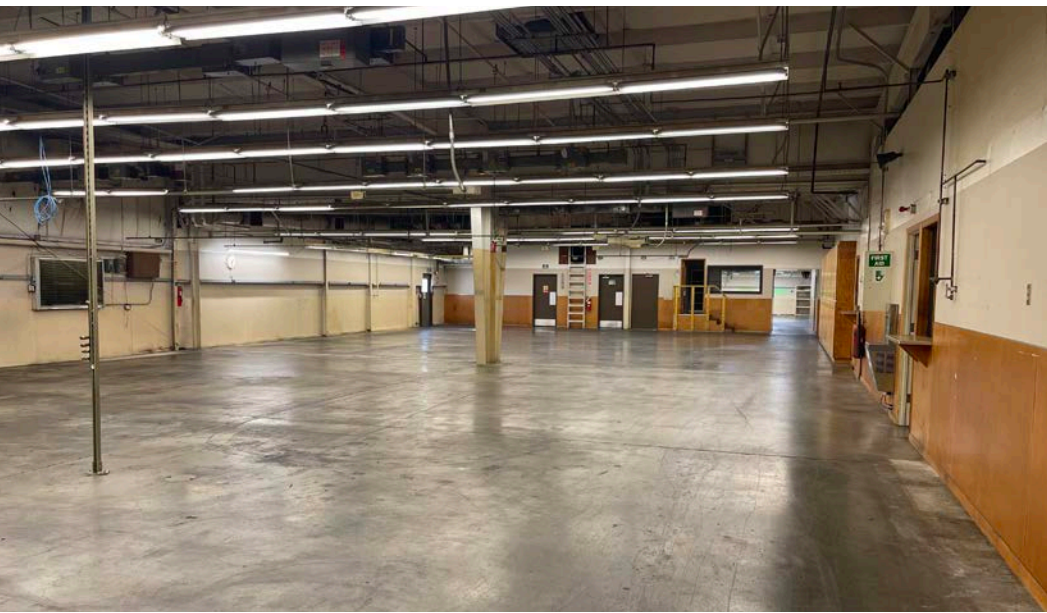
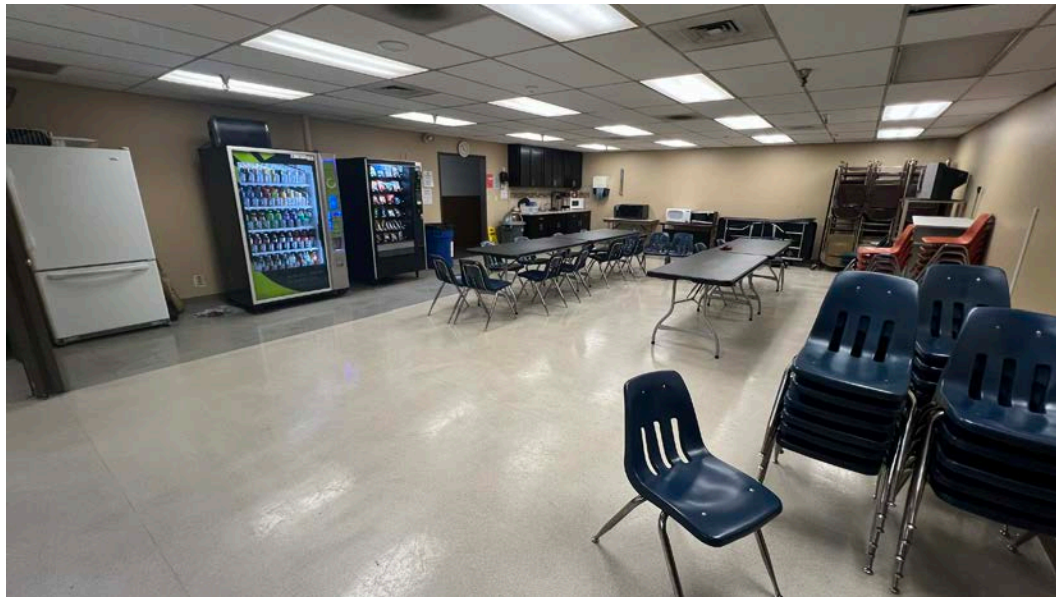
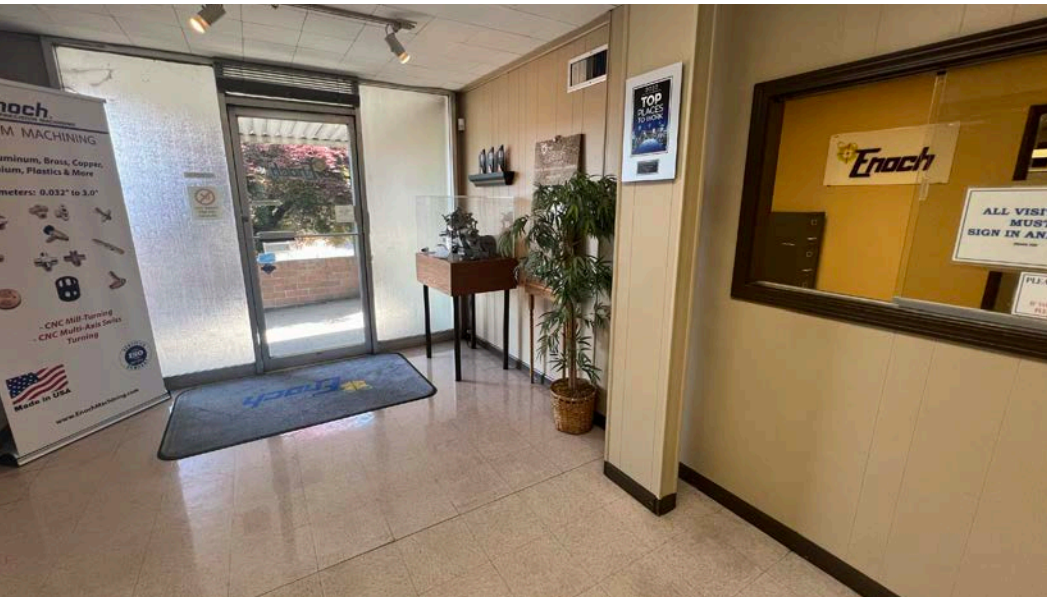


PROPERTY OVERVIEW

BUILDING SIZE	47,000 SF fully climate-controlled building
OFFICE SIZE	± 5,600 SF office, includes restrooms and a break room for office employees Additional 1,200 SF break room for warehouse employees, with employee restrooms separate from the office
PROPERTY SIZE	7.03 AC comprised of 4 tax lots providing plenty of parking and/or outside storage area (Note: currently level upland portion of property—excluding hillside—is approximately 3.42 AC so building coverage is only 31.5% of that upland portion)
EXCLUSIVITY	Located at end of cul-de-sac allowing for full perimeter fencing/security if required
LOADING	2 dock-high doors 3 grade-level doors
CLEAR HEIGHTS	8' to 14'
CONSTRUCTION	Steel structure with metal siding and roof structure
ROOF	Roof replaced in 2015 including new continuous pitched structure with single pitch
ZONING	BP (Business Park), allows most industrial uses as well as some limited commercial uses → ZONING
BUSINESS-FRIENDLY JURISDICTION	Unincorporated Clackamas County
SALE PRICE	\$6,950,000







BUILDING FLOOR PLAN



This property includes a tremendous amount of manufacturing infrastructure including heavy electrical distributed throughout the building, fully climate-controlled, pneumatic air lines with compressors available, large restroom, breakroom and locker room facilities in place, cranes and other FF&E available for manufacturing uses.

**SUBJECT
PROPERTY**

GEISLER
FAMILY
LLC

MCLELLAN ESTATE CO

JERRY M. MENG
REVOCABLE
LIVING TRUST

LINCOLN
PROPERTY
COMPANY

INTERSTATE
MEAT DIST INC

MALETIS
REAL ESTATE
HOLDING LLC

VONS

SAFeway

SIERRA
CASE PARTS

JOHN
EDWARD
WATERS

ASTRONOMICS

ASTRONOMICS

CLARION
PARTNERS

CLARION
PARTNERS

GE Capital

FACTrust

WYMORE TRANSFER

WYMORE TRANSFER

INVESTMENT
DEVELOPMENT
MANAGEMENT

WARNER

INVESTMENT DEVELOP. MGMT

LARSEN'S
CREAMERY

PacificSeafood

PacificSeafood

TENNANT
INVESTORS

COMMERCE ROAD
TERMINALS LLC

Kroger

Fred Meyer

FACTrust

FACTrust

BLACK CREEK GROUP

212

224

Why Clackamas?

No business tax

No sales tax

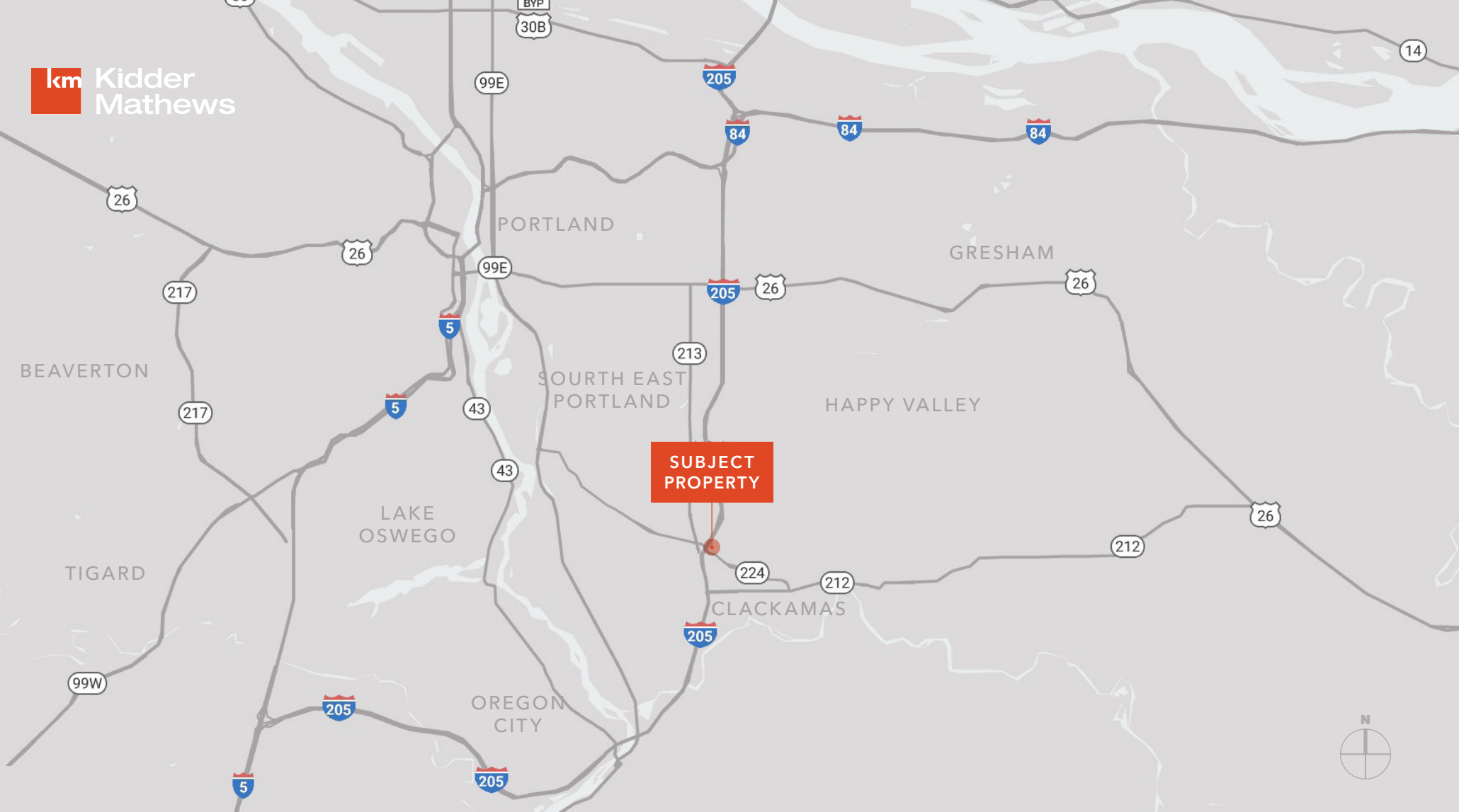
No businesses license fee

Multiple interstate access (I-5, I-205)

Skilled workforce

Affordable housing nearby

Overall more
business-friendly environment



Exclusively listed by

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