

FOR SALE

CLACKAMAS HQ INDUSTRIAL/ MANUFACTURING FACILITY

9085 SE ENOCH COURT, CLACKAMAS, OR

SUBJECT
PROPERTY



224

KIDDER.COM

km Kidder
Mathews



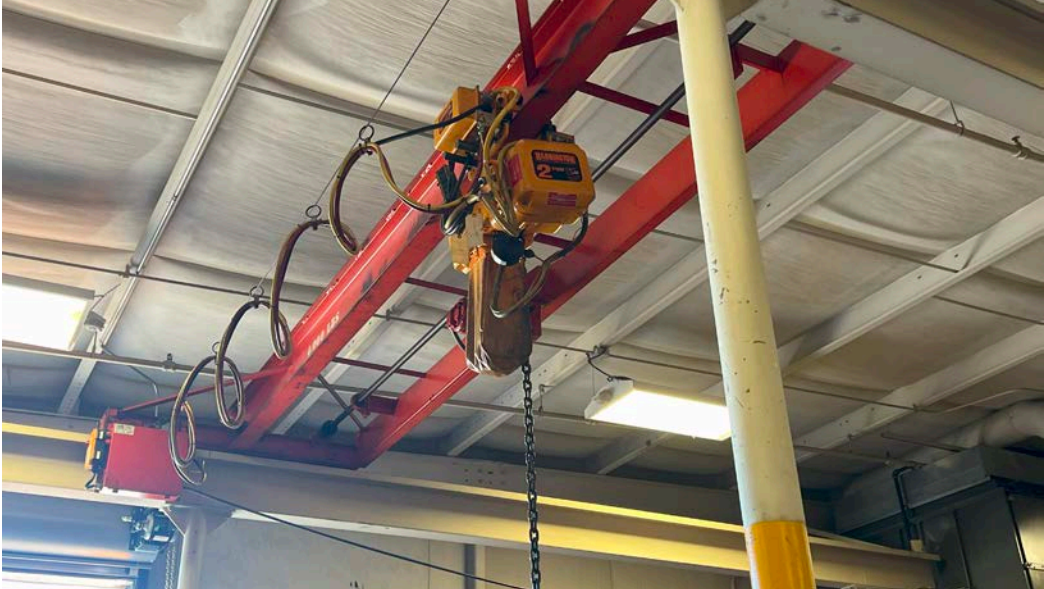
Visibility, exposure and signage potential from directly adjacent HWY 224 and I-205 Freeways



BUILDING SIZE	47,000 SF fully climate-controlled building
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 doors and 3 grade level doors
CLEAR HEIGHTS	12' to 15'
CONSTRUCTION TYPE	Steel structure with metal siding and roof structure
ROOF	Roof replaced in 2015 in its entirety including new continuous pitched structure with single pitch
ZONING	BP - Business Park - Clackamas County Jurisdiction - Allows most industrial uses as well as some limited commercial uses → ZONING
BUSINESS FRIENDLY JURISDICTION	Un-incorporated Clackamas County
SALE PRICE	\$8,225,000 (\$175 PSF)







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.



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

9085 SE ENOCH CT

SUBJECT PROPERTY

GEISLER FAMILY LLC

MCLELLAN ESTATE CO

JERRY M. MENG REVOCABLE LIVING TRUST

INTERSTATE MEAT DIST INC

MALETIS REAL ESTATE HOLDING LLC

VONS

SAFeway

SIERRA CASE PARTS

222

212





Exclusively listed by

PETER STALICK
503.221.2272
peter.stalick@kidder.com

STEVEN KLEIN
503.221.2260
steven.klein@kidder.com

BRENDAN MURPHY
503.721.2705
brendan.murphy@kidder.com

KIDDER.COM