

FOR SALE OR LEASE

Rare Clackamas County Owner/ User Opportunity

1100 NW Noble Drive, Estacada, OR 97023

SELLER FINANCING AVAILABLE

Tom Knecht, SIOR

Vice President

+1 503 499 0069

tom.knecht@colliers.com

Colliers

Accelerating success.

Estacada Warehouse

1100 NW NOBLE DRIVE, ESTACADA, OR

Sale or Lease Opportunity | ±11,250 SF

Positioned within Portland's rapidly expanding Clackamas County submarket, which is seeing a surge in development and tenant demand.

FOR SALE OR LEASE
CALL BROKER FOR DETAILS

Location Details:

1100 NW Noble Drive offers a compelling opportunity to acquire or lease industrial space in one of Oregon's rapidly emerging submarkets. Located in Estacada, within Clackamas County, the property sits at the edge of the expanding Southeast Portland metropolitan region, where businesses are increasingly seeking relief from rising urban costs. As more companies and residents migrate from densely populated areas, Estacada is experiencing a wave of investment and growth, drawing in tenancies and industrial users looking for space, access, and long-term value.

1100 NW Noble is positioned near Highway 224 with efficient connections to I-205 and I-84, enabling seamless distribution to the greater Portland area, the Columbia River Gorge, and the broader Pacific Northwest.

Property Details

Total Building SF	±11,250
Available Space	±11,250
Warehouse SF	±10,250
Office SF	±1,000
Acreage	0.92 acres
Construction	Metal
Ceiling Height	18'-25'
Dock Doors	0
Grade Doors	4
Power	800 amps of 480V, 3-phase power
Year Built	2015
Zoning	(M-1) Light Industrial
FAR	0.28
Parking	1.06/1,000 SF
Class	B
Security	Fully fenced and secured
Demise	Currently demised into two suites with demising wall
Financing	Seller financing available
Other	Located in a business and tax friendly county

Building Photos



Additional Photos



Corporate Neighbors & Accessibility



Area Map



Driving Distances

Highway 224 0.4 miles

Downtown Estacada 2.4 miles

Highway 26 9.6 miles

Interstate 205 18 miles

Interstate 5 25.7 miles

Downtown Portland 27.4 miles

PDX Airport 27.7 miles

Port of Portland 39 miles



For more information, contact:

Tom Knecht, SIOB

Vice President

+1 503 499 0069

tom.knecht@colliers.com



Accelerating success.

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). ©2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.