

FOR LEASE

WAREHOUSE/OFFICE/YARD WITH GREAT FREEWAY EXPOSURE

8811 SE HERBERT CT, SUITE B, CLACKAMAS, OR 97015

LEASE RATE

\$11,500 per month (NNN)

STU PETERSON, SIOR

503.972.7288

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**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY DESCRIPTION

Warehouse, office, and yard space with excellent freeway access. Located in Clackamas County, offering convenient northbound and southbound access via I-205.

PROPERTY HIGHLIGHTS

- Sprinkled
- Fenced yard
- Motion sensitive lighting in warehouse

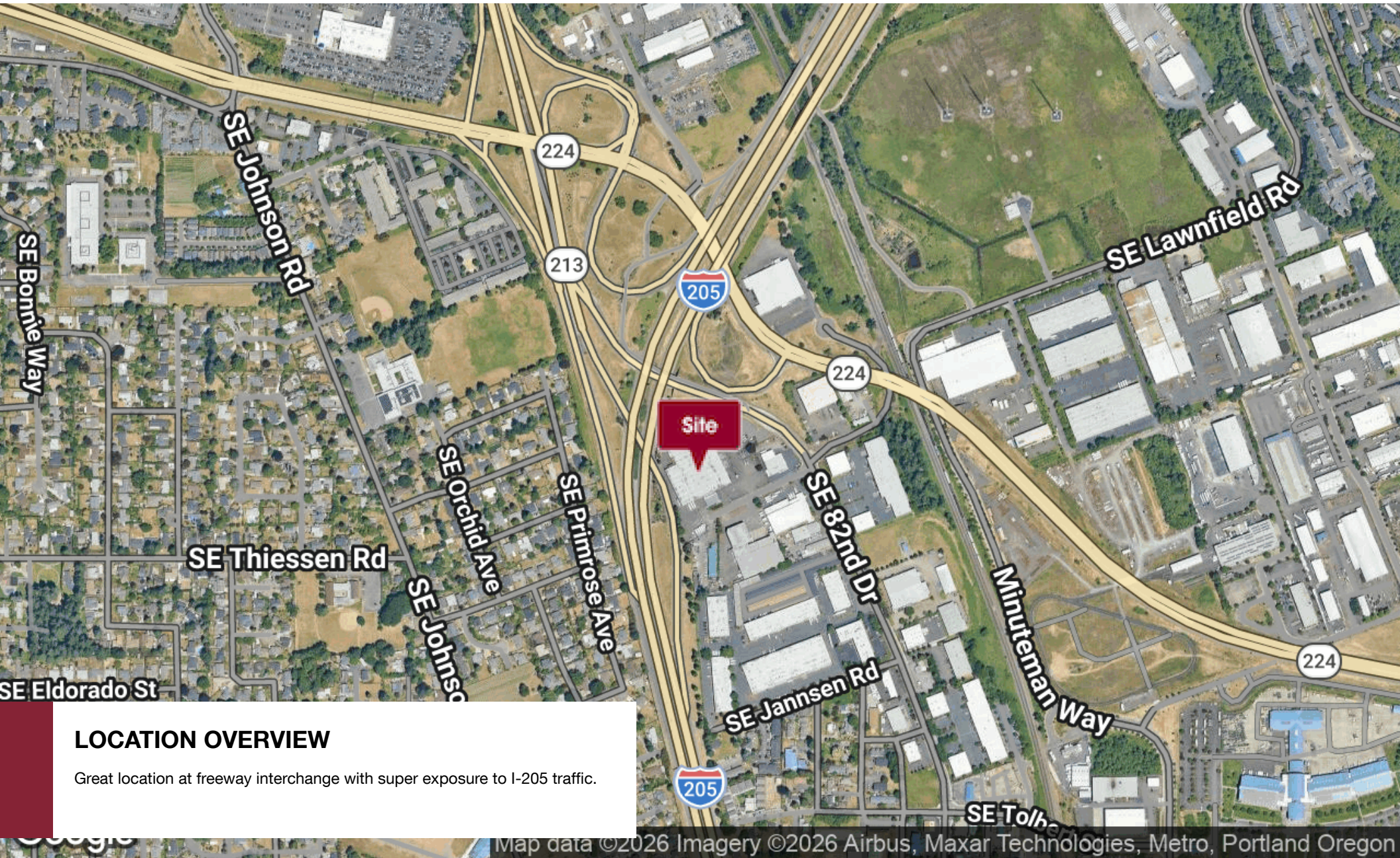
OFFERING SUMMARY

Lease Rate:	\$11,500 per month (NNN)
Available SF:	14,583 SF
Office Space:	2,583 SF
Loading:	5 docks (1 recessed), 1 ramp. 2 docks have dock plates and curtains.
Clear Height:	16'
Zoning:	BP



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LOCATION OVERVIEW

Great location at freeway interchange with super exposure to I-205 traffic.

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