



FOR LEASE (WITH OPTION TO PURCHASE)

# 8975 & 8981 SE 76TH DR

CLACKAMAS COUNTY, PORTLAND, OR 97206

**BRETT BAYNE**

503.972.7280

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**MACADAM  
FORBES**  
COMMERCIAL REAL ESTATE SERVICES



**PROPERTY HIGHLIGHTS**

- 6,000 SF fully insulated, clear-span building, divided into two spaces, approx. 4,000 SF & 2,000 SF (two separate tax lots)
- Fenced side yard - 2,500 SF
- Small office with mezzanine above
- Existing paint booths
- (2) grade level loading doors
- One-ton crane
- Option to purchase available, contact broker for details.
- Constructed in 1969
- Clackamas County

**OFFERING SUMMARY**

<b>Lease Rate:</b>	\$6,000 per month (NNN)
<b>Sale Price:</b>	Contact broker for more details
<b>Available SF:</b>	6,000 SF
<b>Lot Size:</b>	18,295 SF
<b>Zoning:</b>	LI
<b>Taxes:</b>	\$5,603.00

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