

Outdoor Storage & Development Site

16805 SE 120TH AVE, CLACKAMAS, OR 97015



FOR SALE



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All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

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PROPERTY DESCRIPTION

The 7.24 acre industrial property consists of over 5 acres of improved outdoor storage within the highly desirable Clackamas Industrial market. Located within an Opportunity Zone, the subject property is ideal for development and/or yard storage.

PROPERTY HIGHLIGHTS

- Located within the Opportunity Zone
- Significant tax savings potential
- 5+ acre storage yard
- Fenced, lit & heavily compacted gravel
- Survey & Environmental Report
- Power on site
- Utilities available in 120th Ave

OFFERING SUMMARY

| | |
|----------------|-------------------------|
| Sale Price: | \$4,500,000 |
| Lot Size: | 7.24 Acres |
| Improved Area: | 5+ Acres |
| Power: | PGE Transformer On Site |
| Zoning: | GI/LI Clackamas County |



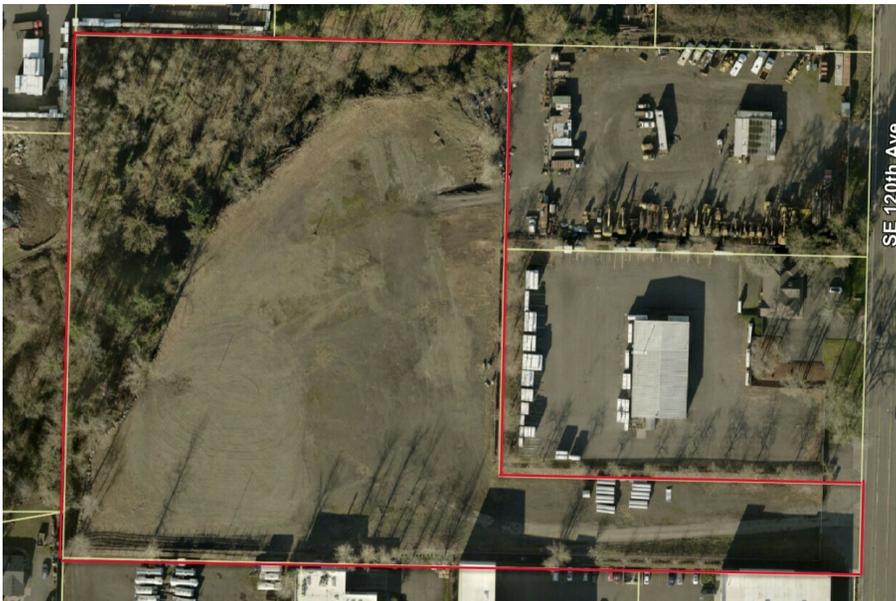
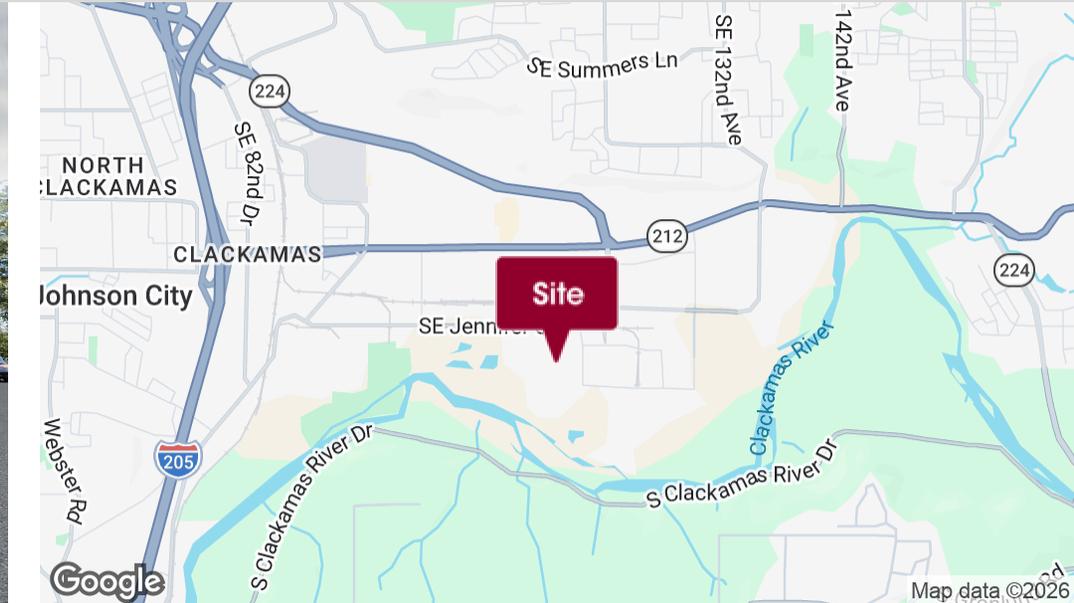
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LOCATION DESCRIPTION

Located in the heart of the Clackamas Industrial Market consisting of over 24 million square feet of industrial space. Adjacent to I-205 and Highway 224 with convenient access to the metro area.

| LOCATION | DISTANCE | TIME |
|-------------------|----------|--------|
| I-205 | 2.3 mi | 6 min |
| I-5 | 13.5 mi | 17 min |
| Downtown Portland | 13 mi | 23 min |



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