

For Sale or Lease

# 14151 FIR ST

OREGON CITY, OR 97045

*±25,263 SF Industrial Building  
Available for Sale or Lease*

**CONFIDENTIAL. Do not disturb Tenant.**

# PROPERTY OVERVIEW

*Located in tax & business friendly Clackamas County within the highly desirable Oregon City sub-market. Extremely rare manufacturing & production opportunity with paved fenced yard. Warehouse can be completely conditioned.*

ADDRESS	14151 Fir St, Oregon City, OR
BUILDING AREA	25,263 SF
OFFICE AREA	4,881 SF 2-story office (2,763 SF second floor)
DOCK DOORS	1
DRIVE-IN DOORS	3
INSULATION	R-38 wall/ceiling conditioned warehouse
POWER	1,200 amp, 3 phase, 277/480-volt
SPRINKLER SYSTEM	Wet Sprinkler System
YEAR BUILT	2000
CONSTRUCTION	Concrete block & architectural steel
ROOF	Steel roof
PRICE	Call broker for sale & lease pricing



25,263  
BUILDING SF

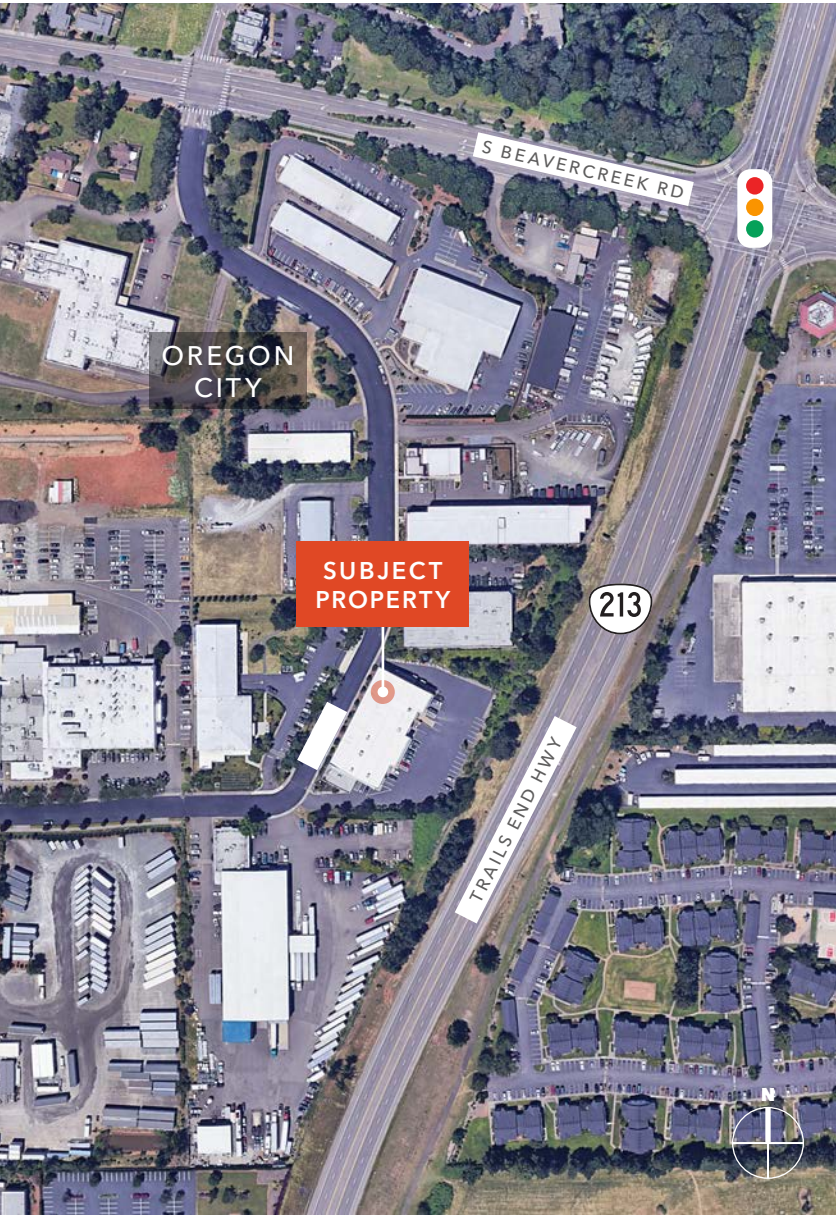
4,881  
OFFICE SF

1.97  
SITE ACREAGE

## SITE FEATURES

SITE AREA	1.97 acres (85,604 SF)
YARD	Completely paved, fenced & secured
PARKING	54 spaces
OUTDOOR RACKING	Perimeter engineered concrete pads
ACCESS	2 gated driveways
LOCATION	Immediate access from HWY 213 & Beaver Creek Rd
ZONING	GI - General Industrial

14151 FIR ST



AVAILABLE FOR SALE OR LEASE

KIDDER MATHEWS

# HIGHLY- ACCESSIBLE LOCATION

Close to multiple shopping centers with  
extensive retail options

Conveniently located 0.1 miles from Oregon  
Route 213

Easy for visitors to locate

**1 MIN**

TO 213

**8 MIN**

TO I-205



14151  
FIR ST

*Exclusively listed by*

**KEVIN MURPHY**

First Vice President

503.221.2276

kevin.murphy@kidder.com

**KIDDER.COM**

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