

Freestanding Warehouse with Yard Storage

15122 SOUTH SPRINGWATER ROAD, OREGON CITY, OR 97045



FOR LEASE



Zach Reichle
503.972.7297
zach@macadamforbes.com
Licensed in OR

2 Centerpointe Drive, Suite 500 | Lake Oswego, OR 97035 | WWW.MACADAMFORBES.COM | 503.227.2500

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15122 South Springwater Road, Oregon City, OR 97045

PROPERTY DESCRIPTION

15122 S Springwater Road is an excellent opportunity for a company to occupy a hard-to-find commodity on the border of the Clackamas Market. The site offers 1.5 acres of flat and graveled yard space for outdoor storage and a brand-new 2,400 SF clear-span metal building with no office space, that will soon be completed by the end of August 2024. The building will have five (5) grade-level doors (three 11'x12' and two 10'x12'), single-phase power, a restroom, and 12'-16.8' clear height.

The property is currently zoned RRF5 in Clackamas County but has a favorable grandfathered industrial overlay that allows a wide range of industrial uses, such as general construction and all types of outdoor storage.

PROPERTY HIGHLIGHTS

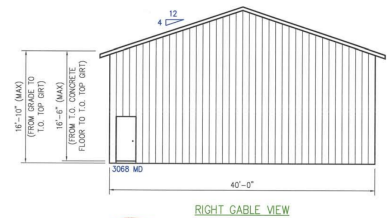
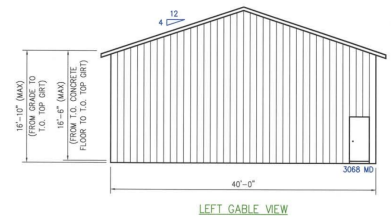
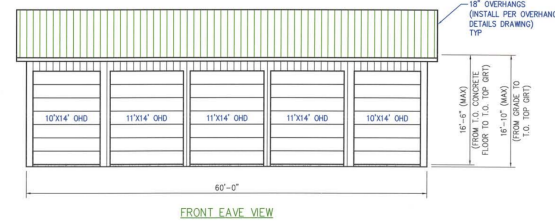
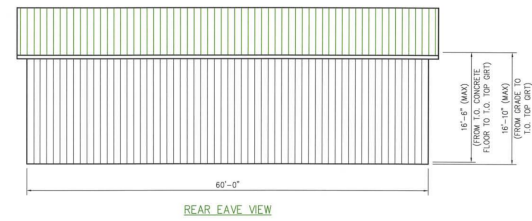
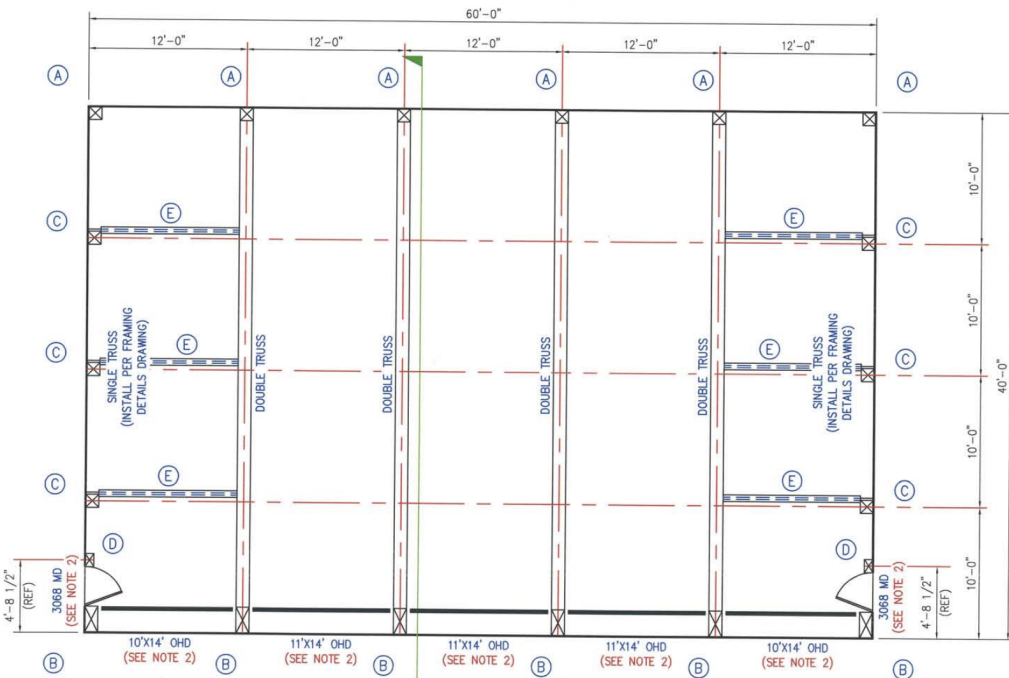
- 2,400 SF clear-span metal building
- 1.5 acres of excess yard space
- Yard to be improved to tenant's preference
- 5 grade level doors
- On-site utilities
- Bathroom
- Easy access to nearby highways
- Close proximity to Clackamas, OR, one of the most desirable submarkets in the state.

OFFERING SUMMARY

Lease Rate:	\$7,500.00 per month (Gross)
Lot Size:	2.4 Acres
Building Size:	2,400 SF

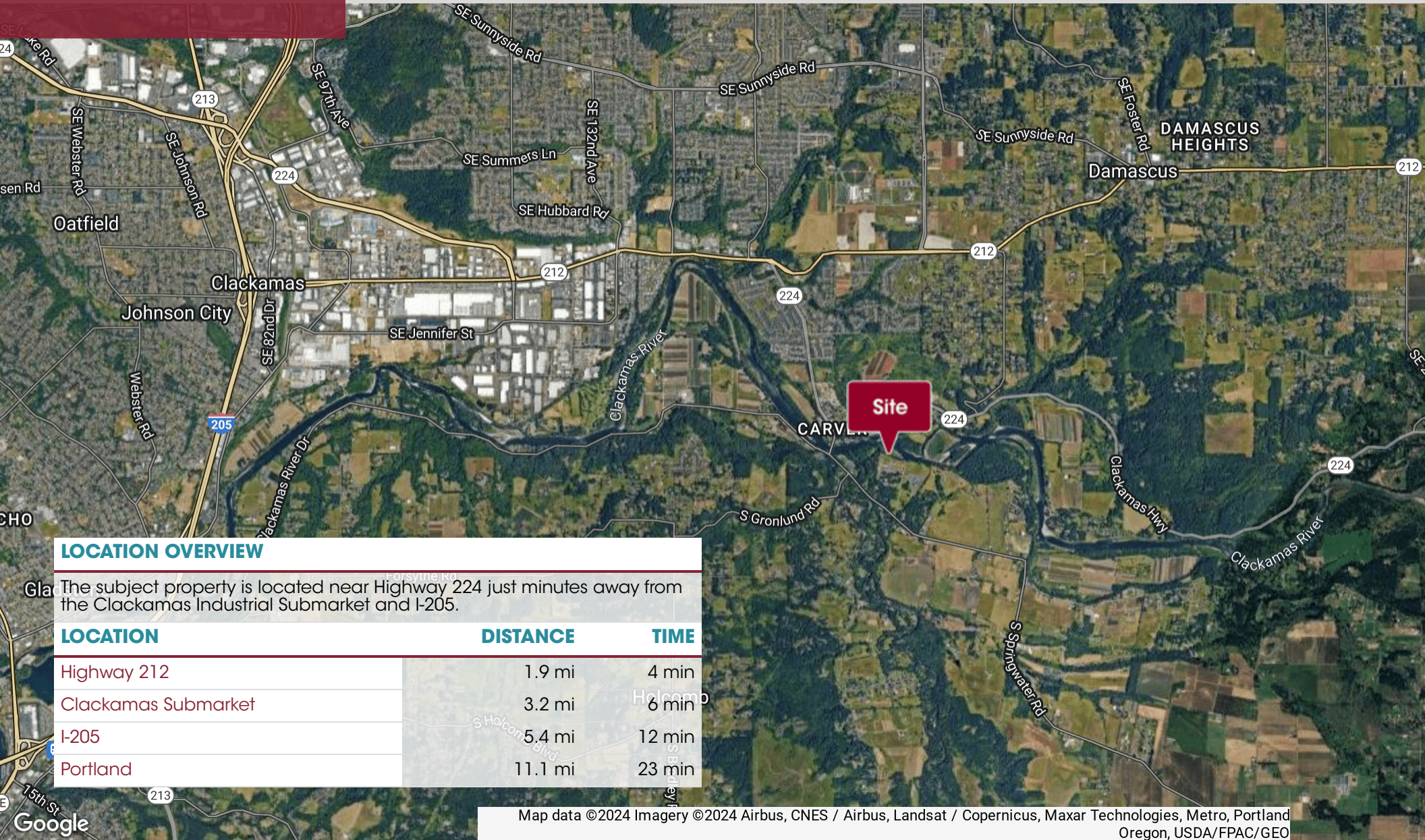


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LOCATION OVERVIEW

The subject property is located near Highway 224 just minutes away from the Clackamas Industrial Submarket and I-205.

LOCATION	DISTANCE	TIME
Highway 212	1.9 mi	4 min
Clackamas Submarket	3.2 mi	6 min
I-205	5.4 mi	12 min
Portland	11.1 mi	23 min

Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, Metro, Portland Oregon, USDA/FPAC/Geo



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