



FOR SALE

14235 SE 98TH COURT

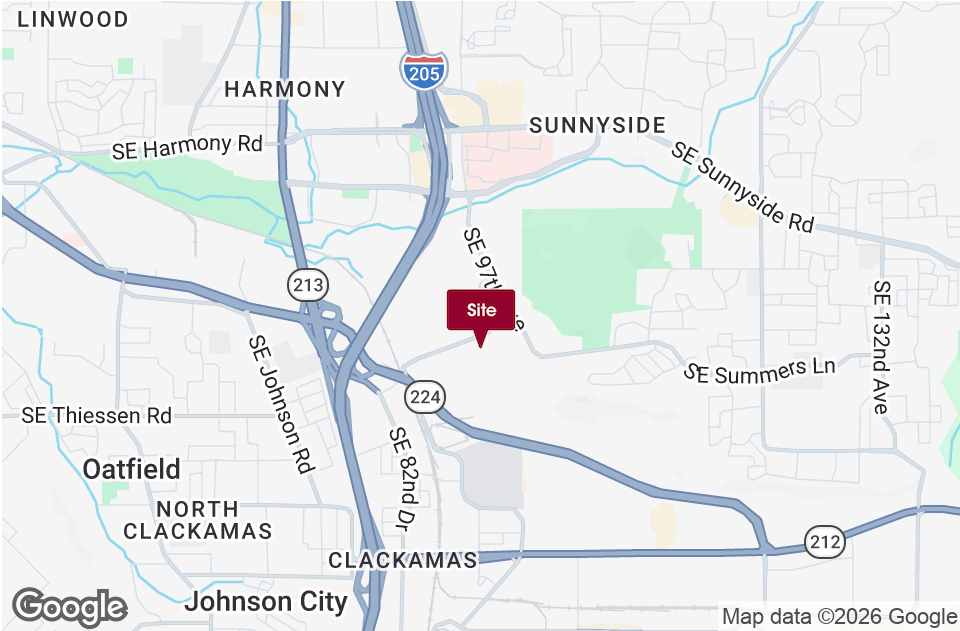
CLACKAMAS, OR 97015

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**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES



PROPERTY DESCRIPTION

Potential owner-occupant opportunity in Clackamas, OR, with short term income in place. The 14,676 SF building, originally constructed in 1980, is leased until June 30, 2028. The property includes an approximately 56,109 SF unimproved lot allowing for additional building. Zoned as Light Industrial (LI) by Clackamas County, the property is centrally located in a tight Clackamas County submarket.

LOCATION DESCRIPTION

The central Clackamas location features prime access to nearby freeways, providing seamless connectivity to major transportation routes and facilitating efficient logistics and distribution. With easy access to I-205 and HWY 224, the property offers unparalleled convenience for industrial and manufacturing operations. This strategic location enhances accessibility for suppliers, distributors, and employees, positioning the property as an attractive investment for businesses seeking seamless connectivity to regional and national transportation networks.

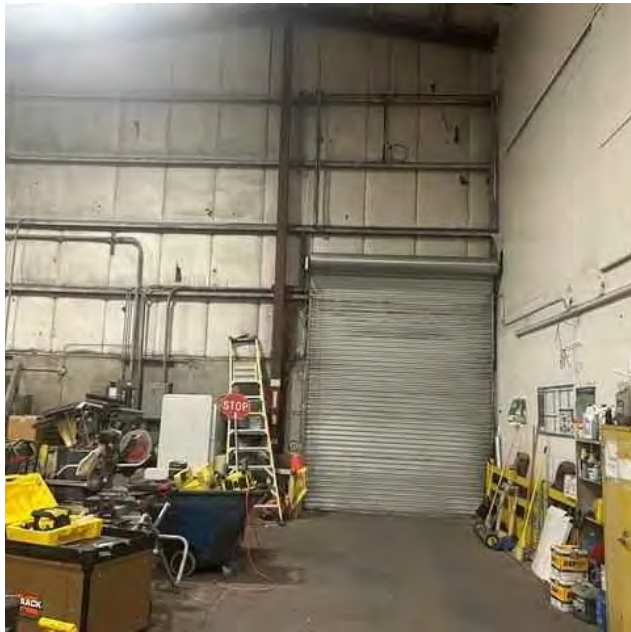
OFFERING SUMMARY

Sale Price:	\$3,800,000
Total Property Size:	99,668 SF
Surplus Property:	56,109 SF
Building Size:	14,676 SF
Office Size:	864 SF

PROPERTY HIGHLIGHTS

- Lease expires June 30, 2028
- Light Industrial zoning (Clackamas County)
- Ceiling height ranges from 22'-27'
- 120/208v 3-phase power
- Sprinklered
- 3 dock, 4 grade doors

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