

FOR LEASE

8951 SE 76th Dr (Johnson Creek Blvd), Portland, Oregon *Clackamas County*



**\$.85/SF NNN
Super Low NNN!**

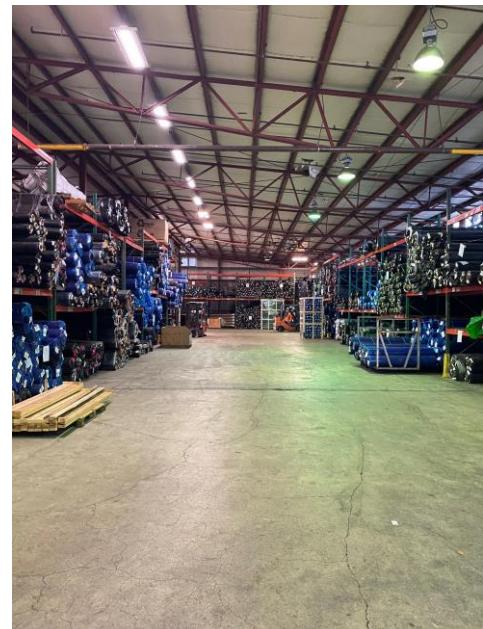
**Andrew Bean, SIOR
503-819-5381
andrew@andrewbeanrealty.com**

- **+-20,800 SF Shell**
- **+-2,500 SF Office**
- **+-1.44 Acre Lot**
- **16.5' – 23' Clear**
- **Fenced Yard**
- **3 Grade Doors (12' X 12')**
- **2 Dock-High Doors**
- **3-Phase Power**
- **Dry Sprinkler System**
- **Clackamas County Taxes**

**Andrew Bean Realty
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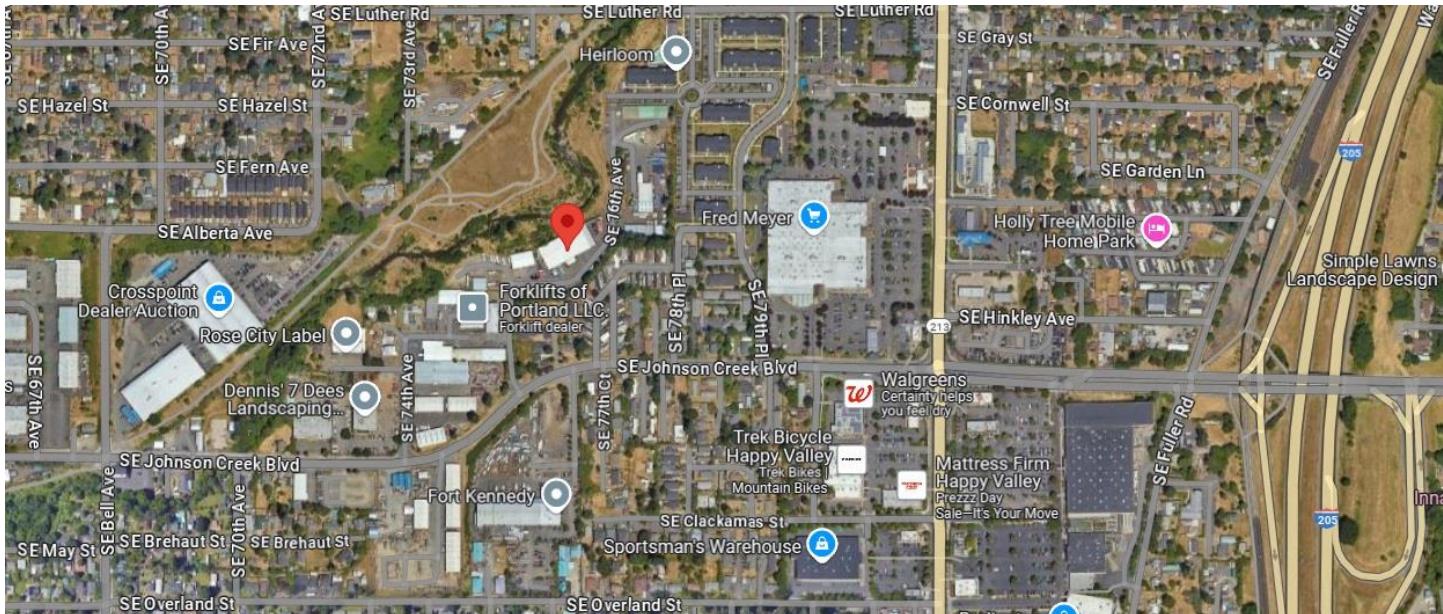
**PO Box 10104
Portland Oregon 97296**

This information has been obtained by others and deemed to be reliable. However, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.

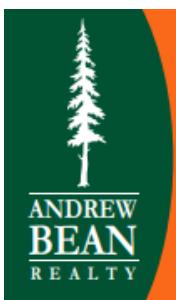


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- **Light Industrial (LI) zoning allows a range of warehousing and distribution, manufacturing, heavy equipment, and repair and servicing uses. For more info visit: Clackamas County Planning and Zoning. Zoning table available upon request.**



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