

FOR LEASE

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



\$.85/SF NNN
Super Low NNN!

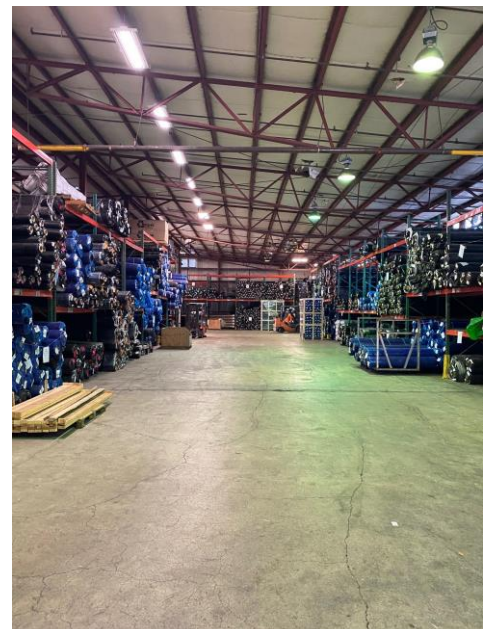
Andrew Bean, SIOR
503-819-5381
andrew@andrewbeanrealty.com

- +/-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

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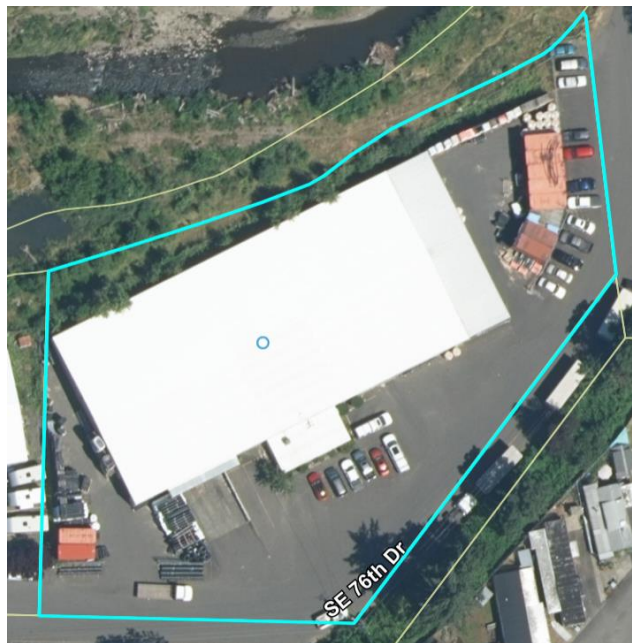
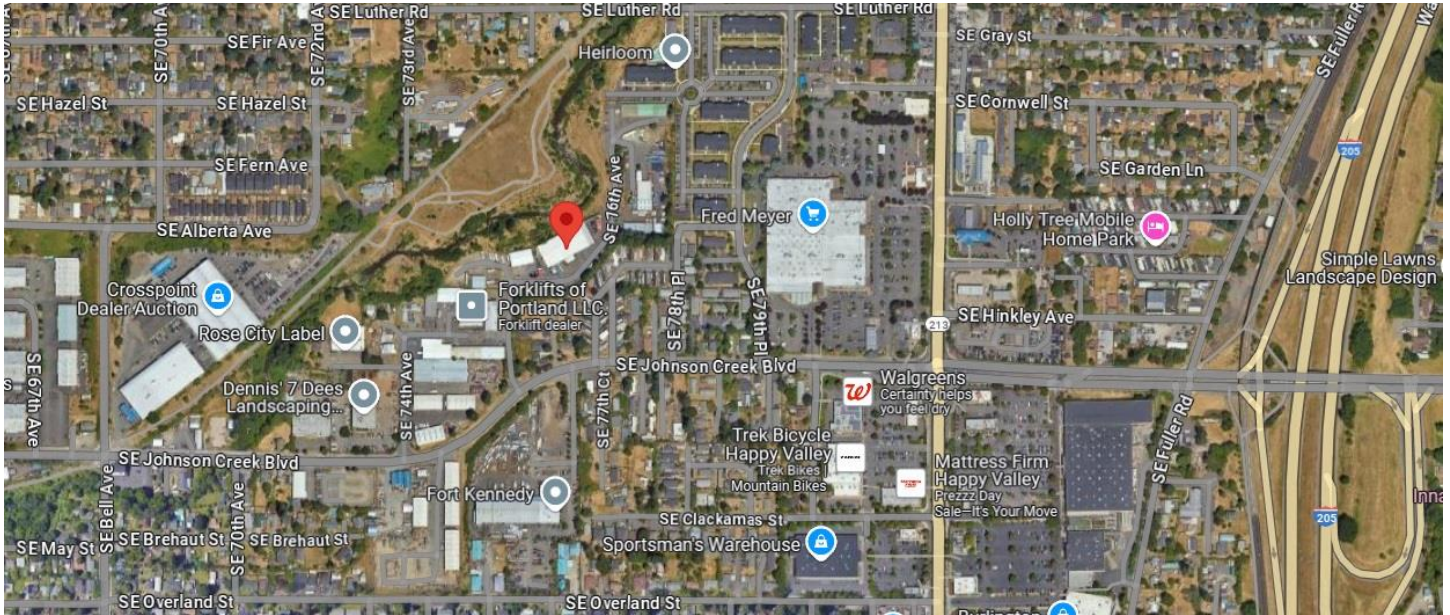
PO Box 10104
Portland Oregon 97296

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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