

Rare 5-9 Acre Outdoor Storage Site

16805-16815 SE 120TH AVENUE CLACKAMAS, OR 97015

2.06 ACRES
PHASE 2

2.30 ACRES
8,476 SF BUILDINGS

+/- 5 ACRES

FOR LEASE

 **MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

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All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

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PROPERTY DESCRIPTION

The property consists of 11.60 gross acres of industrial land in the heart of the Clackamas Industrial Market. The site is currently improved as +/- 7 usable acres of heavily compacted gravel storage yard split between two parcels and a 2.30 acre paved site with 8,476 SF of existing buildings. This rare fenced and gated yard site is ideal for laydown yard, heavy equipment, container or trailer storage. Build-to-suit opportunities range from 15,000 – 70,000 SF+ low-coverage industrial buildings.

PROPERTY HIGHLIGHTS

- 9+ total usable acres with 8,476 SF existing buildings.
- +/- 5 acres yard available immediately.
- Additional 2.06 acres contiguous available February 1, 2025.
- Fully secured fenced and gated site with electricity and yard lighting.
- Build-to-suit options available – call for details.

OFFERING SUMMARY

Lease Rate:	Call For Rates
Lot Size:	5.0-9.36 Acres
Zoning:	GI/LI Clackamas County



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Sample Build-To-Suit Rendering



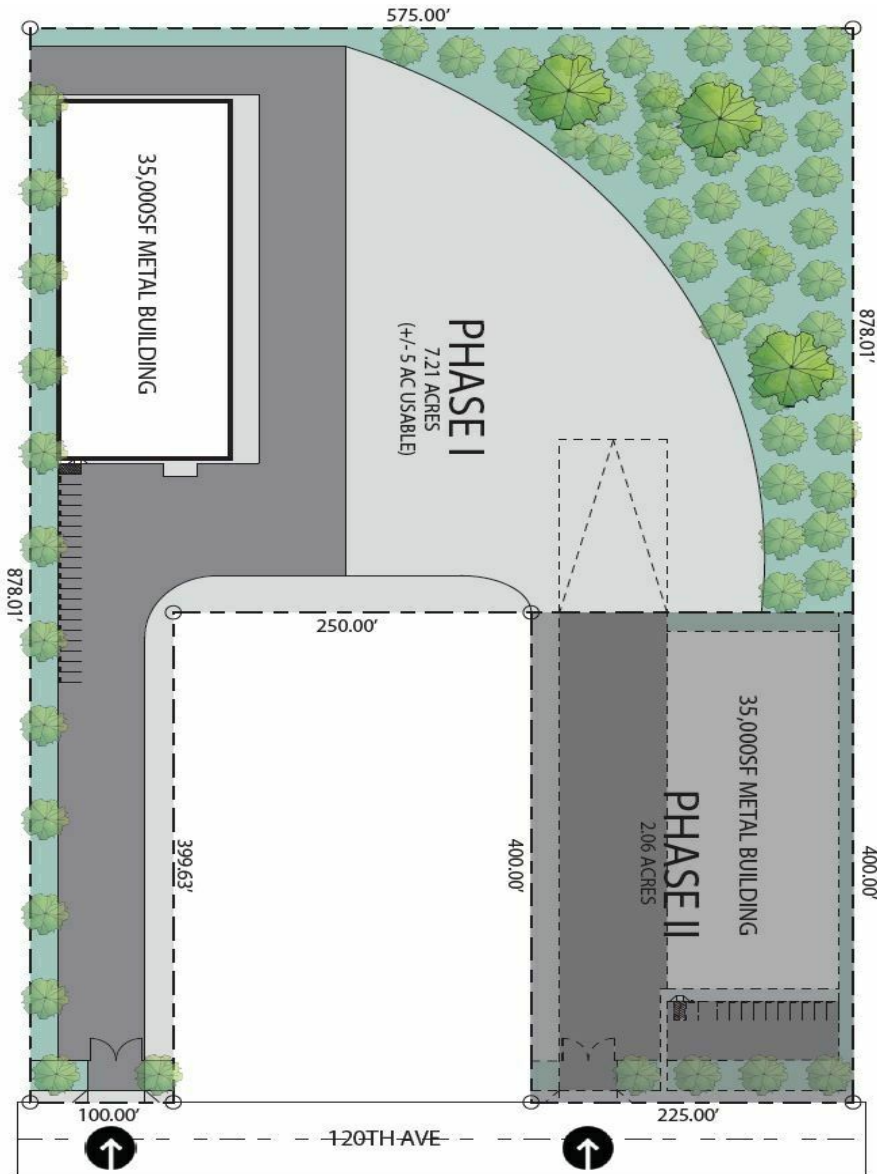
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PROPOSED

Building Size:	15,000-40,000 SF
Grade Level Doors:	6
Clear Height:	24'
Column Spacing:	Clear Span
Power:	800 Amps

LOCATION

LOCATION	DISTANCE	TIME
I-5	15.7 mi	23 min
Downtown Portland	13 mi	28 min

LOCATION DESCRIPTION

Located in the heart of the Clackamas Industrial Market consisting of over 24 million square feet of industrial space. Adjacent to I-205 and Highway 224 with convenient access to the metro area.



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