

# Outdoor Storage & Development Site

16805 SE 120TH AVE, CLACKAMAS, OR 97015



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## FOR SALE

**MACADAM  
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COMMERCIAL REAL ESTATE SERVICES



# FOR SALE

16805 SE 120th Ave, Clackamas, OR 97015



## PROPERTY DESCRIPTION

The 7.24 acre industrial property consists of over 5 acres of improved outdoor storage within the highly desirable Clackamas Industrial market. Located within an Opportunity Zone, the subject property is ideal for development.

## PROPERTY HIGHLIGHTS

- Located within the Opportunity Zone
- 5+ acre storage yard
- Fenced, lit & heavily compacted gravel
- Survey & Environmental Report

## OFFERING SUMMARY

Sale Price:	\$4,500,000
Lot Size:	7.24 Acres
Improved Area:	5+ Acres
Power:	PGE Transformer On Site
Zoning:	GI/LI Clackamas County



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## 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.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	742	24,565	67,436
Total Population	1,995	68,220	179,270
Average HH Income	\$104,888	\$130,313	\$122,980

LOCATION	DISTANCE	TIME
I-205	2.3 mi	6 min
I-5	13.5 mi	17 min
Downtown Portland	13 mi	23 min



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