

CLACKAMAS BUSINESS CENTER

14863 SE 82nd Drive | Portland, OR 97015

± 3,400 to ± 4,140 SF Available

One (1) month free per year of lease term

Call broker for details

FOR LEASE | INDUSTRIAL



For more information or a property tour, please contact:

NICK CHESSAR

503.225.8469

NickC@norris-stevens.com

SCOTT FINNEY, SIOR

503.225.8431

ScottF@norris-stevens.com

Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.

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INVESTMENT REAL ESTATE SERVICES

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INDUSTRIAL SPACES FOR LEASE

AVAILABLE SPACES

SUITE	BUILDING	SHELL	OFFICE	DOCKS	GRADE DOORS	LEASE RATE (PSF/MONTH/NNN)
9065	C	± 3,400 SF	± 650 SF	0	2	\$1.20
8849	E	± 4,140 SF	± 1,306 SF	0	2	\$1.20

FEATURES

- 20' clear heights (excluding building A)
- 6 building complex
- Fantastic freeway access to 82nd Ave and I-205
- Ample parking
- On-site food services: Portland Cider Company & Fajitas Mexican Restaurant

Estimated NNN: \$0.31 /SF /Month

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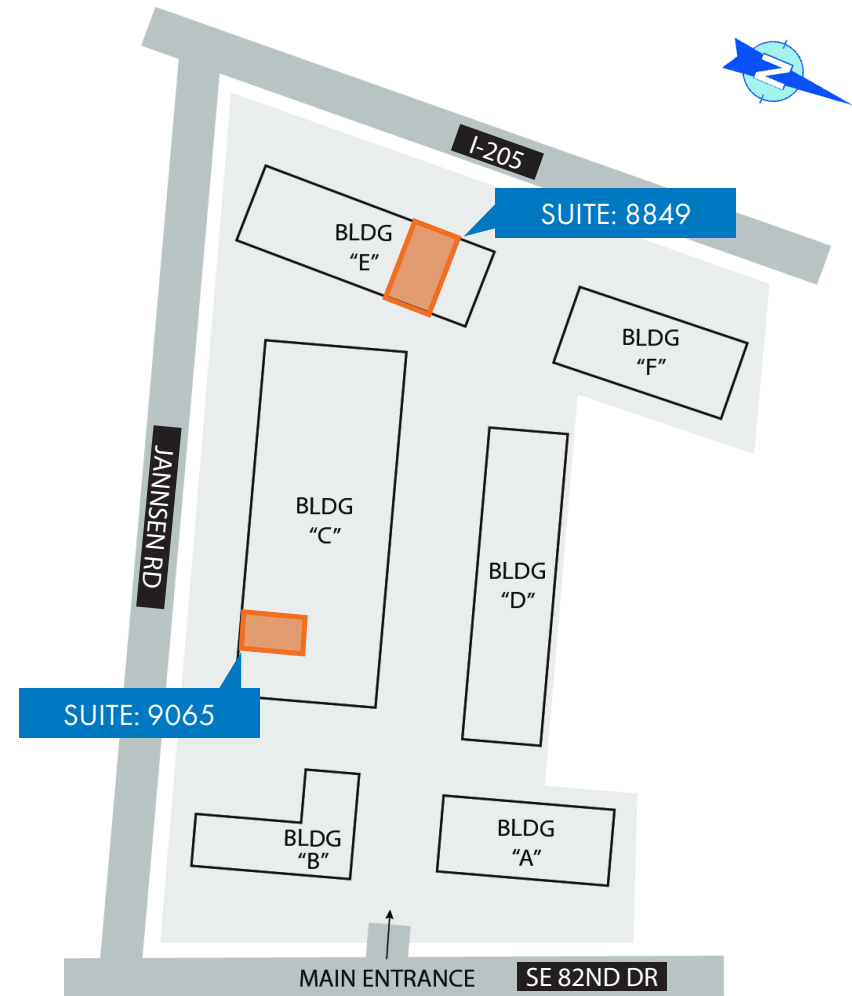
SITE PLAN

BUILDING C

Suite 9065: ± 3,400 SF - Shell | ± 650 SF - Office
Two (2) grade doors
20' Clear height

BUILDING E

Suite 8849: ± 4,140 SF - Shell | ± 1,306 SF - Office
(2) Grade Doors



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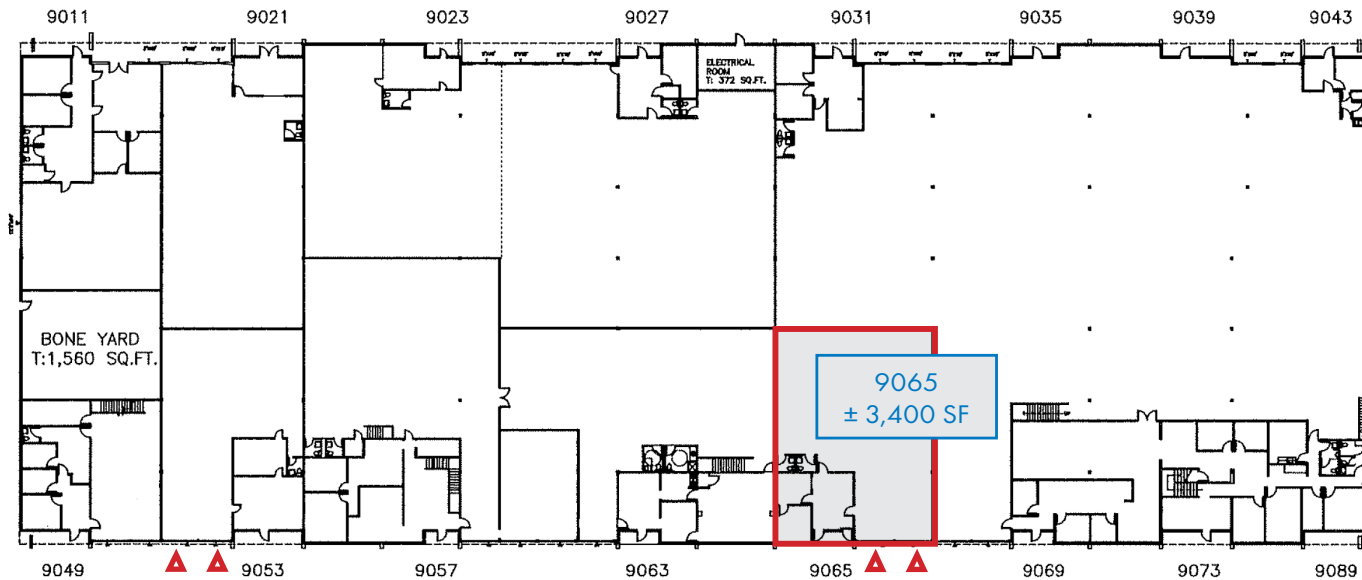
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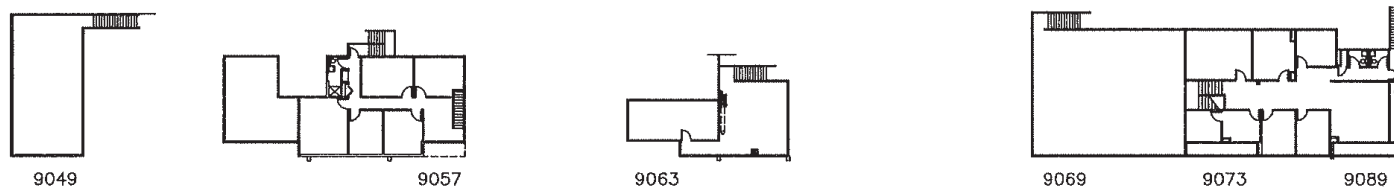
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FLOOR PLANS – BUILDING C

BUILDING C – FIRST FLOOR



BUILDING C – SECOND FLOOR



▲ = GRADE DOOR ▲ = DOCK

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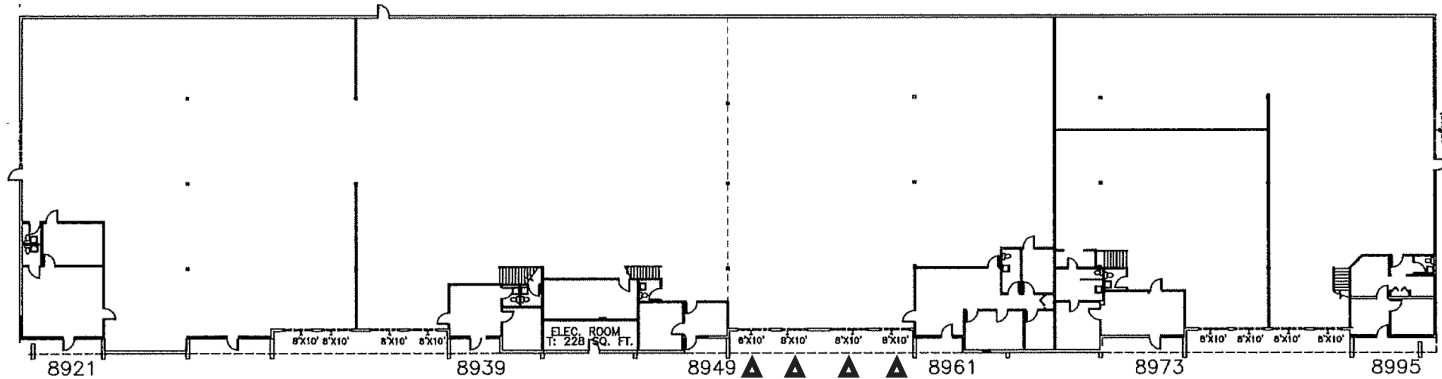
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BUILDING D – FIRST FLOOR



 = GRADE DOOR  = DOCK

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SURROUNDING AREA



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