

# CLACKAMAS BUSINESS CENTER

14863 SE 82nd Drive | Portland, OR 97015

± 3,400 to ± 8,687 SF Available



One (1) month free per year of lease term  
Call broker for details

FOR LEASE | INDUSTRIAL

**NEW PRICING! Suite 8961: ± 8,687 SF → \$0.65/SF/Mo/NNN!**



For more information or a property tour, please contact:

**NICK CESSAR**

503.225.8469

NickC@norris-stevens.com

**SCOTT FINNEY, SIOR**

503.225.8431

ScottF@norris-stevens.com



**Norris & Stevens**

INVESTMENT REAL ESTATE SERVICES

900 SW 5TH AVENUE • 17TH FLOOR • PORTLAND, OR 97204

503.223.3171 • 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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## 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
8961	D	± 8,687 SF	± 939 SF	4	0	<del>\$0.80</del> <del>\$0.75</del> <b>\$0.65</b>
8849	E	± 4,140 SF	± 1,306 SF	0	2	\$1.20
8899	E	± 6,210 SF	± 1,053 SF	2	1	<del>\$1.20</del> <b>\$1.15</b>

### 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

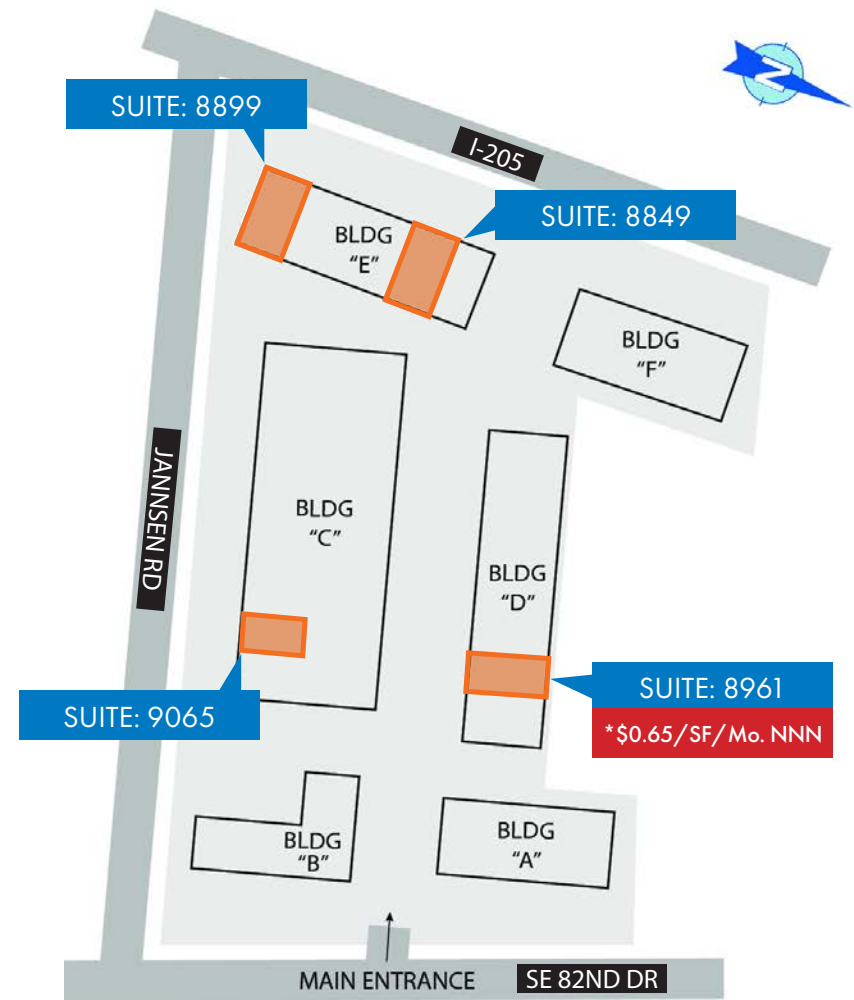
## BUILDING D

**Suite 8961:** ± 8,687 SF - Shell | ± 939 SF - Office  
Four (4) docks, no grade loading  
20' Clear height

## BUILDING E

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

**Suite 8899:** ± 6,210 SF - Shell | ± 1,053 SF - Office  
Two (2) docks | One (1) grade door



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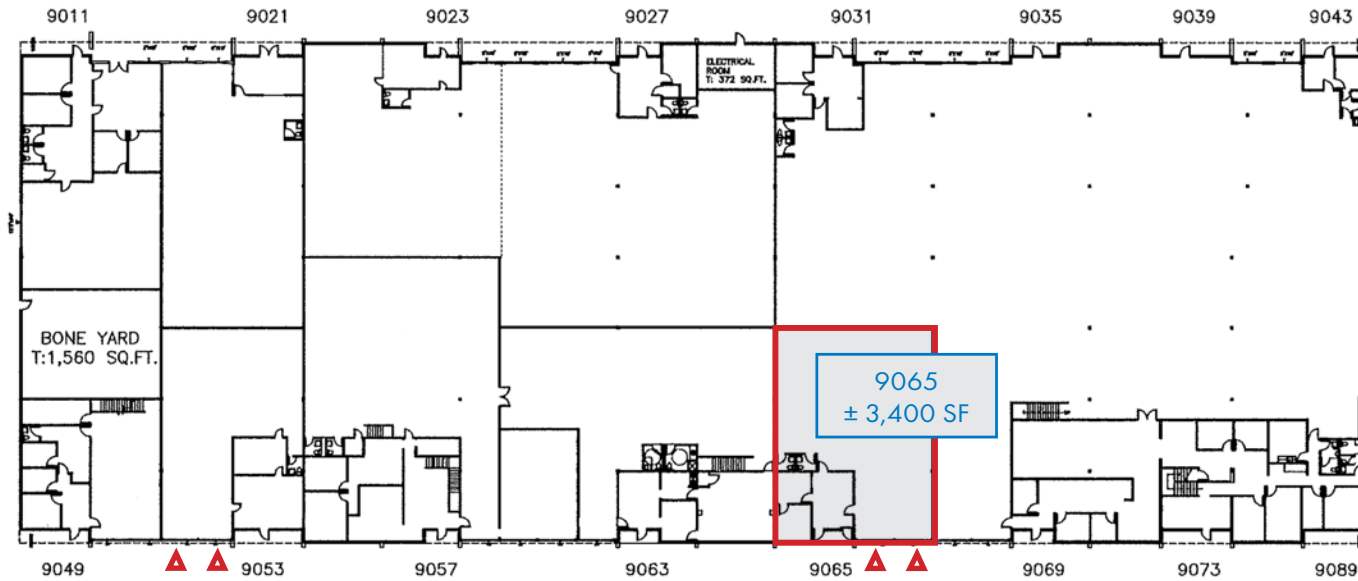
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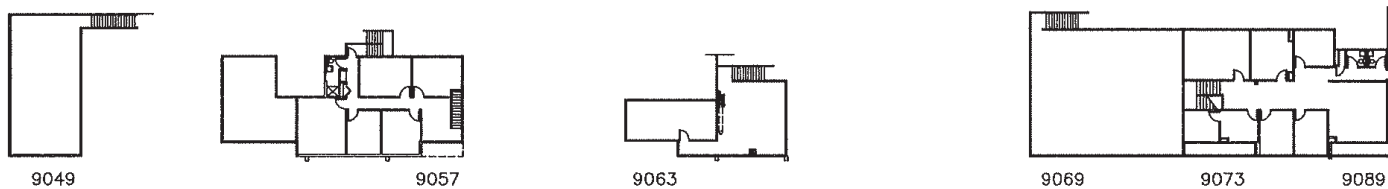
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## FLOOR PLANS – BUILDING C

### BUILDING C – FIRST FLOOR



### BUILDING C – SECOND FLOOR



▲ = GRADE DOOR ▲ = DOCK

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SURROUNDING AREA



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TCN  
WORLDWIDE  
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AMO

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