

CLACKAMAS BUSINESS CENTER

14863 SE 82nd Avenue | Portland, OR 97015

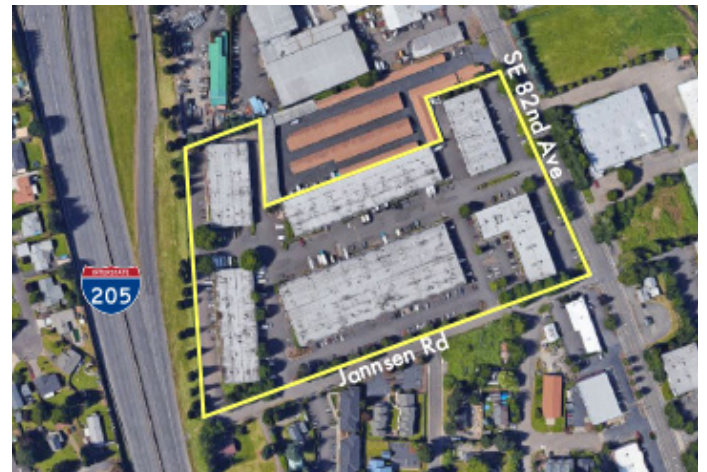
FOR LEASE



INDUSTRIAL SPACE AVAILABLE FOR LEASE

DETAILS

- Suite 8961: ± 8,687 SF - Shell | ± 939 SF - Office
(4) Docks, No Grade Loading
20' Clear height
Rate: \$0.90/SF/Mo, NNN
- Suite 14765: ± 2,160 SF - Shell | ± 770 SF - Office
One (1) Grade door (10'x10')
One (1) Bathroom
16' Clear height
Rate: \$1.30/SF/Mo, NNN
- Suite 14787: ± 2,060 SF - Shell | ± 600 SF - Office
One (1) Grade door (10'x10')
One (1) Bathroom
16' Clear height
Rate: \$1.30/SF/Mo, NNN
- Estimated NNN: \$0.34/SF/Month



FEATURES

- 6 building complex
- Fantastic freeway access to 82nd Ave and I-205
- Ample parking
- On-site food services: Portland Cider Company & Fajitas Mexican Restaurant

04.15.2024

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

Norris & Stevens

INVESTMENT REAL ESTATE SERVICES



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 his/her own satisfaction.

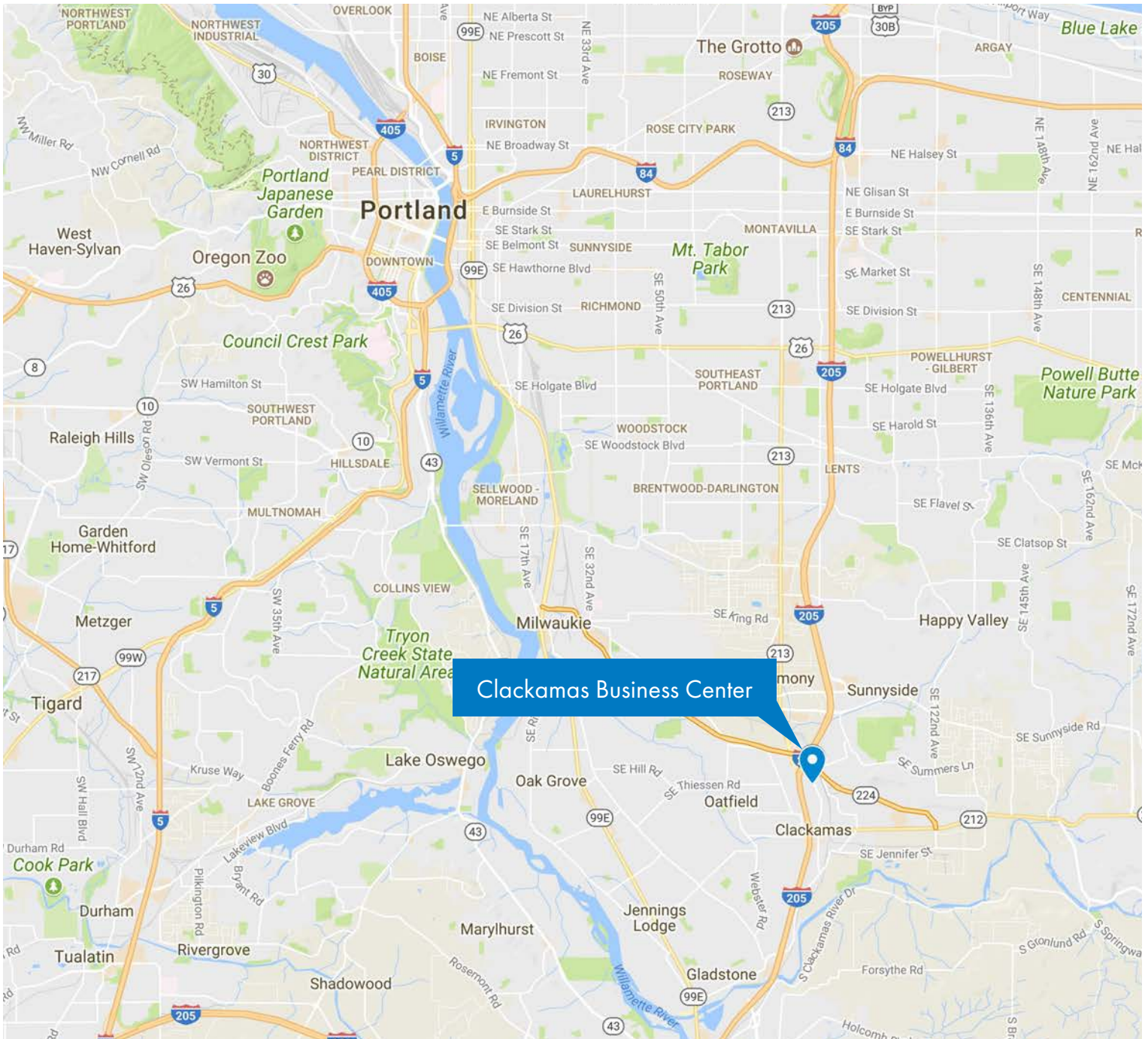
900 SW 5th Avenue • 17th Floor • Portland, OR 97204
503.223.3171 • norris-stevens.com

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REGIONAL MAP



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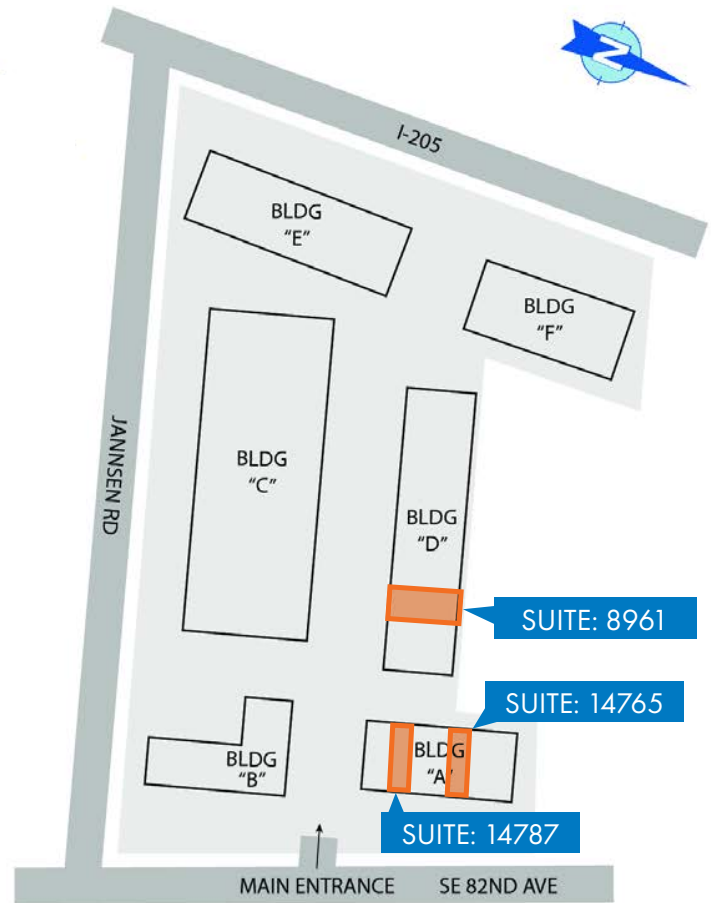
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SITE PLAN



BUILDING D

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

BUILDING A

Suite 14765: ± 2,160 - Shell | ± 770 SF - Office
One (1) grade door (10'x10') | One (1) bathroom
16' Clear height

Suite 14787: ± 2,060 - Shell | ± 600 SF - Office
One (1) grade door (10'x10') | One (1) bathroom
16' Clear height



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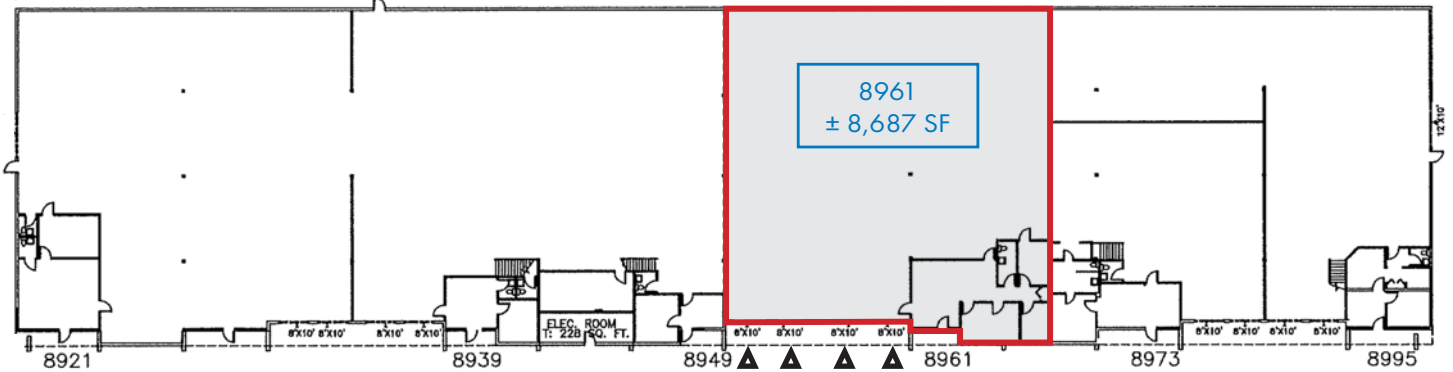
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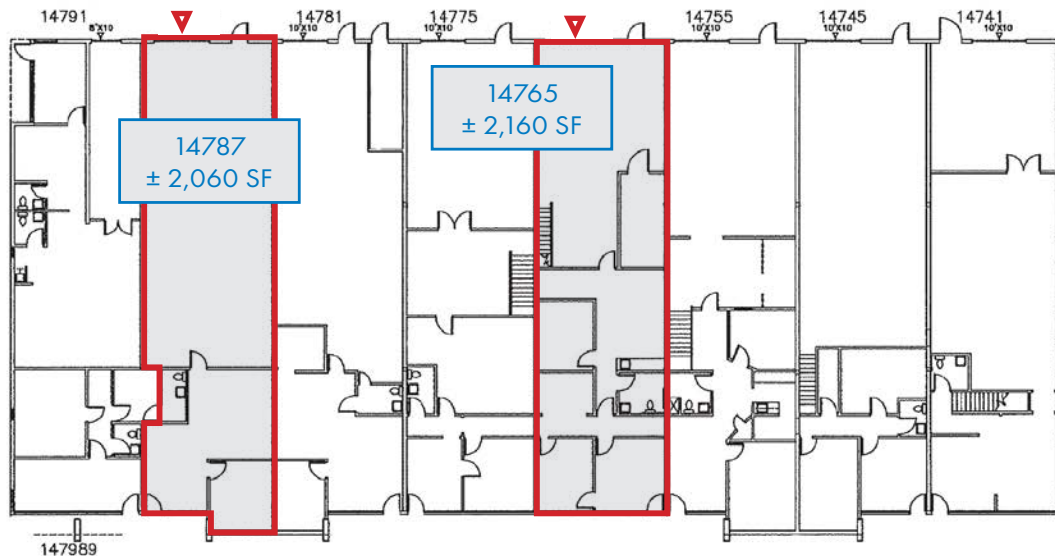
FOR LEASE

BUILDING FLOORPLAN

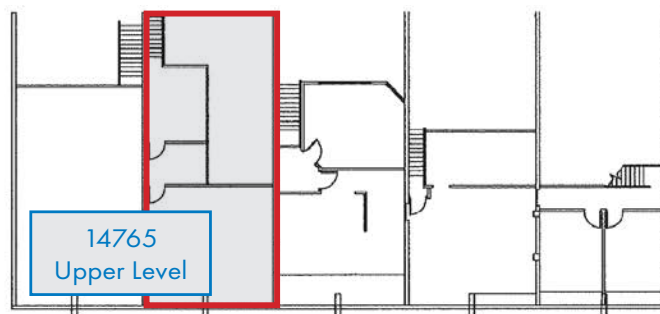
BUILDING D – FIRST FLOOR



BUILDING A – FIRST FLOOR



BUILDING A – SECOND FLOOR



▲ = GRADE DOOR ▲ = DOCK

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