

1285 NW NOBLE DR

Estacada, OR 97023

FOR SALE AND LEASE



LAND FOR SALE/LEASE

SALE DETAILS

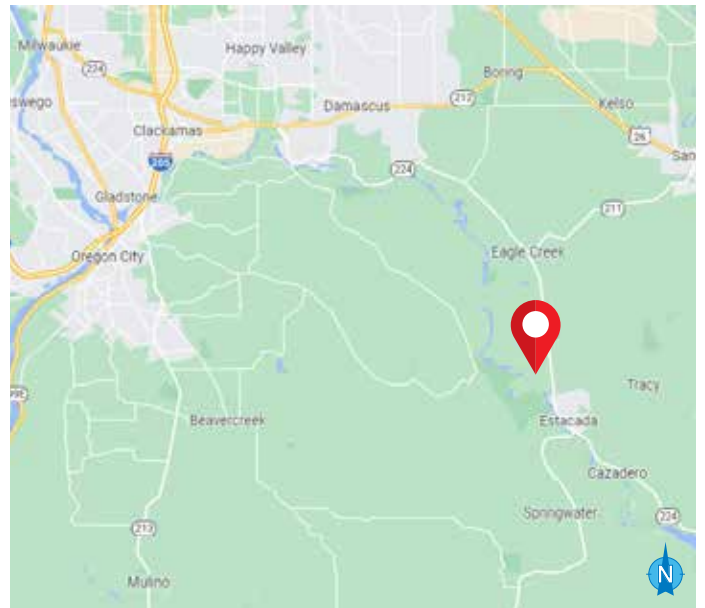
- Sale Price: \$440,000
- Land Size: ± 0.96 AC (± 41,990 SF)
- Zoning: Light Industrial (M-1)

LEASE DETAILS

- Lease Rate: \$4,400/NNN/Month

PERMITTED USES

- A.** Light industry: the manufacturing, processing, compounding, packaging or assembling of products, the process of which does not require or create emissions or discharges other than normal sanitary sewage wastes or the storage of materials which require permits be issued by the Oregon State Department of Environmental Quality;
- B.** A wholly enclosed use involving manufacture, research, repair, assembly, processing, fabricating, packing, distribution, warehousing, wholesaling or storage; provided, that the use does not create a public nuisance or an unreasonable hazard to health or property because of excessive noise, smoke, odor or dust, or because it constitutes a fire, explosion or other physical hazard;
- C.** Agricultural use of land;
- D.** Forestry, including the management, production and harvesting of forest products and of related natural resources in forest areas;
- E.** Owner/manager residence subject to Section 16.60.030(D);
- F.** Public facilities: government uses, offices of governmental agencies and PUD substations;
- G.** Public transportation facilities including streets, transit stops and stations, and bicycle and pedestrian facilities.



10.03.2022

For more information or a property tour, please contact:

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Norris & Stevens

INVESTMENT REAL ESTATE SERVICES

900 SW 5th Avenue • 17th Floor • Portland, OR 97204
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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.

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LOCATION OVERVIEW

Estacada History

Founded as a timber town and a home for workers at the Cazadero Hydroelectric Dam over a century ago, Estacada is symbol of resilience and adaptability. Our community has evolved and redefined itself time and again. One thing has remained constant, however, and that is the Clackamas River, which has always been the lifeblood of our city. Its mountain waters have powered the region, provided unlimited recreation, and forged our identity for generations.



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PROPERTY PHOTOS



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