

16 or 13 ACRES LIGHT INDUSTRIAL LAND IN THE PATH OF GROWTH

16711 SE HIGHWAY 212, CLACKAMAS, OREGON



#### Location

- 16.8 acres in 2 parcels (13.6 and/or 3.2 Acres)
- Approximately 4 miles east of I-205 on Hwy. 212
- Frontage on Hwy. 212
- Gently sloping – great visibility to/from Hwy. 212
- Neighbors include Providence Medical Center site, Rock Creek School sites, County park site and mix of rural residential on large lots
- Access: Currently access to Hwy. 212. Call for details of future access

#### Pricing

- Price: \$3,600,000 (4.92/SF) but also includes improvements
- Will consider partial sale of existing lot(s)



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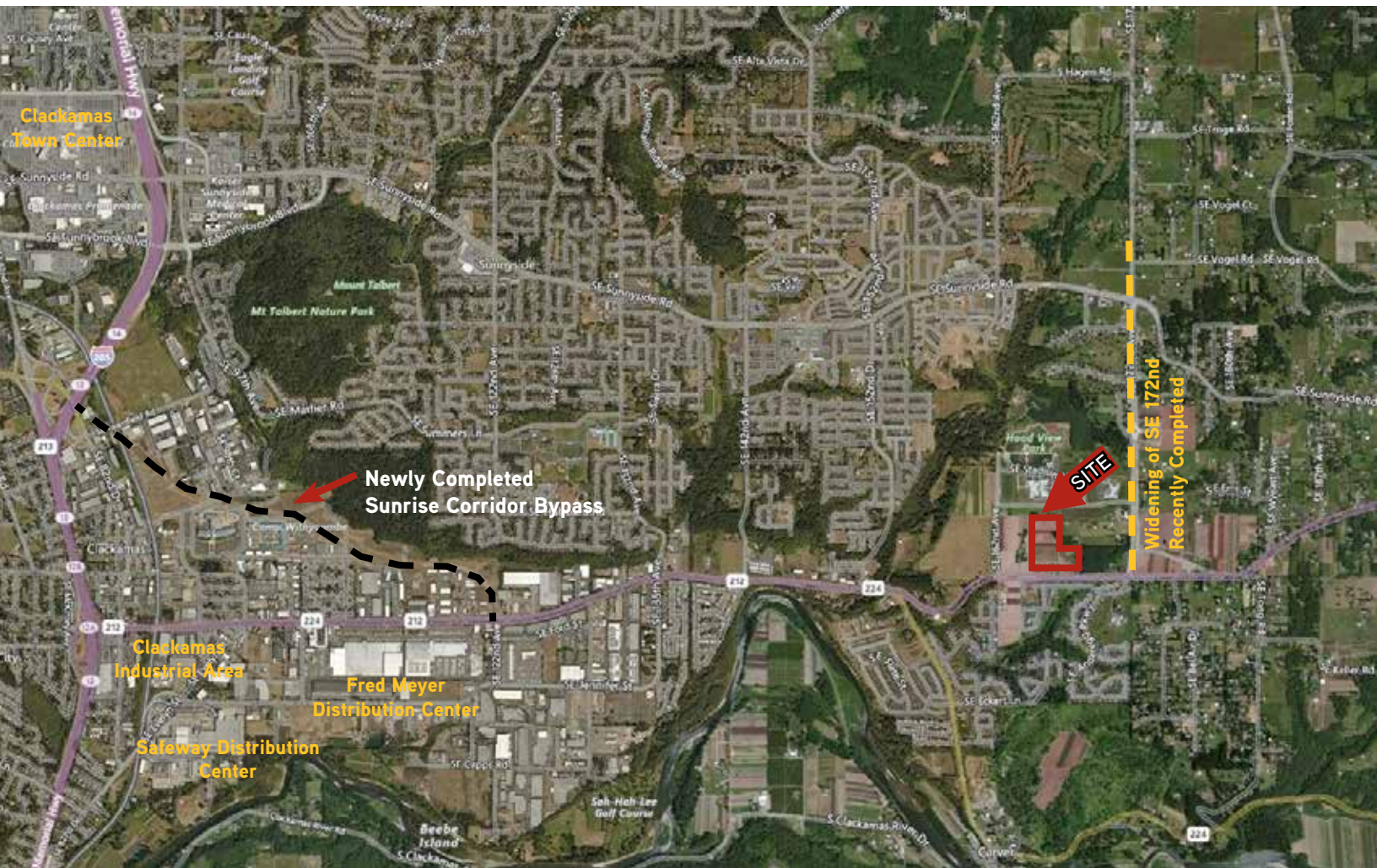
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FOR SALE > INDUSTRIAL LAND

# 16 or 13 Acres Happy Valley/Clackamas Area

16711 SE HIGHWAY 212, CLACKAMAS, OREGON



## PROPERTY SPECIFICS

- Size:** ± 16.8 Acres (2 lots consisting of ±13.6, and 3.2 acres).  
13.6 Acre lot is unimproved. History is agricultural crop usage  
3.2 Acre lot is improved w/3400 SF, 1960s residence plus ±2000 SF shop. Presently occupied by owner.  
Owner plans to move upon sale.
- Zoning:** IC – Industrial Campus. City of Happy Valley
- Utilities:** Gas, electrical and water to site. Sewer approximately ¼ mile away; Rock Creek trunk line.  
Owner will consider selling separate lots. Great opportunity for future development.

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