

FOR SALE > CLACKAMAS



# Flexible Industrial Land

10960 SE JENNIFER STREET CLACKAMAS, OREGON 97015

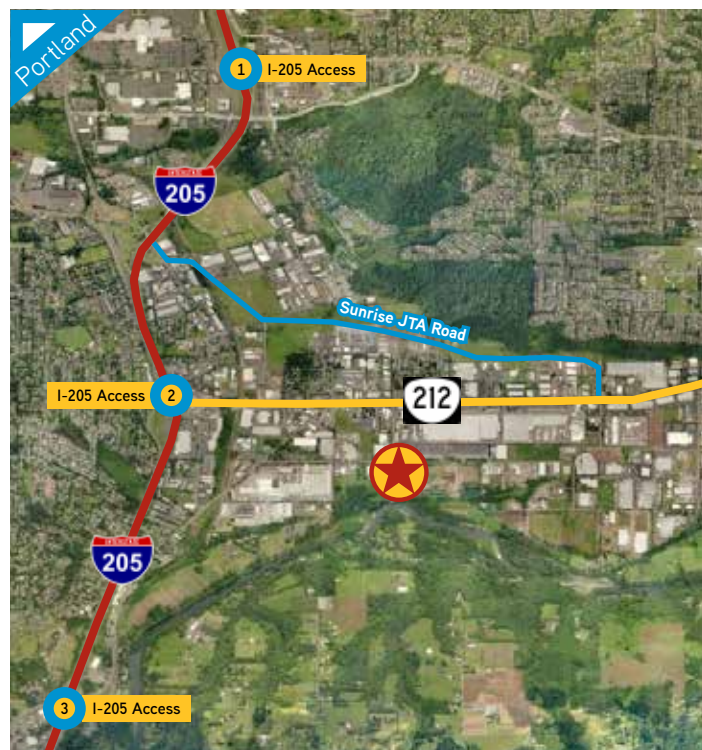


## Offering Overview

- ±6.82 acres of industrial land on two taxlots; see reverse for dimensions
- Ideal rectangular site with level topography
- All utilities to the site
  - 12" public sanitary sewer mainline; approximately 9" in SE Jennifer Street
  - 18" water line on south side of SE Jennifer Street
- Flexible General Industrial (GI) zoning allows for a wide variety of industrial and adjacent uses
- Located in an established industrial district with exceptional access to Interstate 205 (1.4 miles)

## Pricing

- \$2,080,000 (\$7.00 PSF)



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## LEVEL, RECTANGULAR INDUSTRIAL WITH FLEXIBLE ZONING



## GENERAL INDUSTRIAL ZONING (GI) USES MAY INCLUDE:

- Contractor's Yard/Yard Storage
- Manufacturing and Production
- Industrial Services
- Truck Repair

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