



For Sale

Premier 23.79 AC Clackamas Industrial Development Opportunity

**16800 SE 130th Ave
Clackamas, OR**

Overview

Total Land:	+/- 23.79 AC (1,036,292 SF)
Zoning:	GI (General Industrial) and MR1 (Mixed Residential)
Asking Price:	Please call for pricing

Space Specs

- Approx. 20 AC developable land area
- Site improved, graded and paved with existing infrastructure
- Utilities in street and distributed across site; PGE substation next door
- Existing improvements concrete block product, covered storage structures
- Parcels 1 & 2 (13 AC) zoned GI (General Industrial)
- Parcel 3 (10 AC) zoned GI & MR 1 (medium density residential) with approved GI zoning use
- Phase 1 available

For more information:



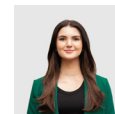
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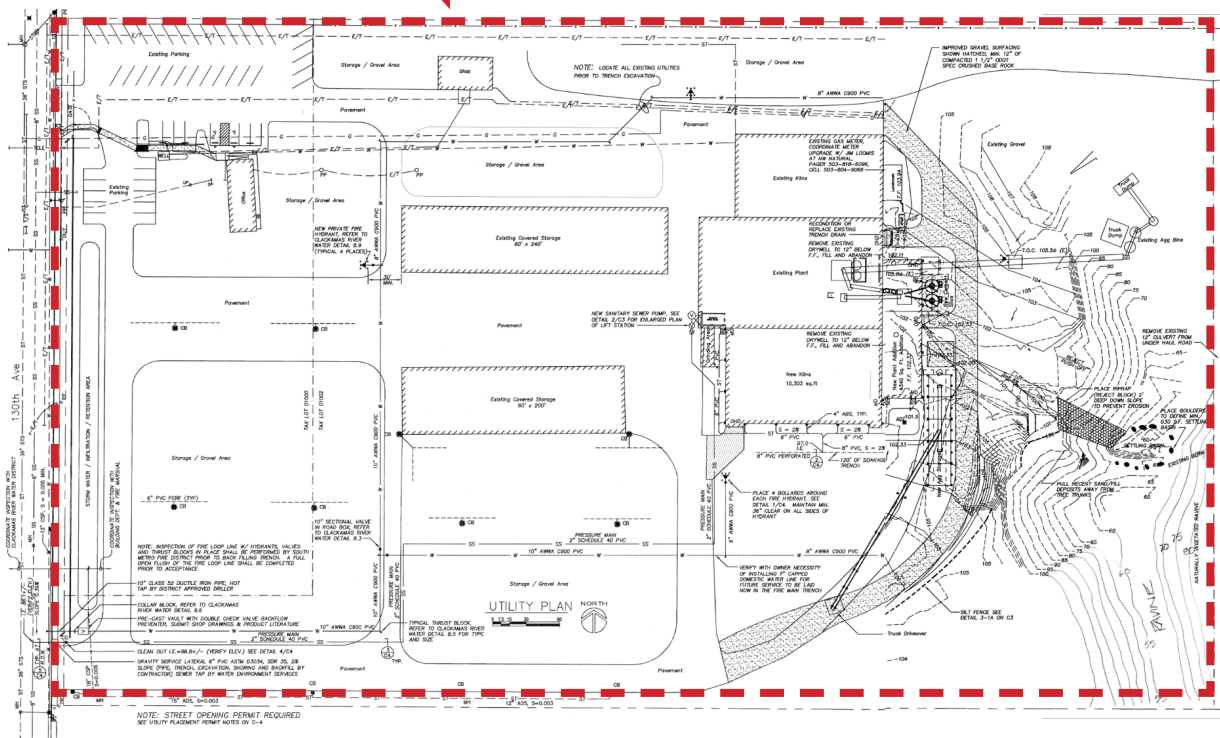
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Existing Improvements



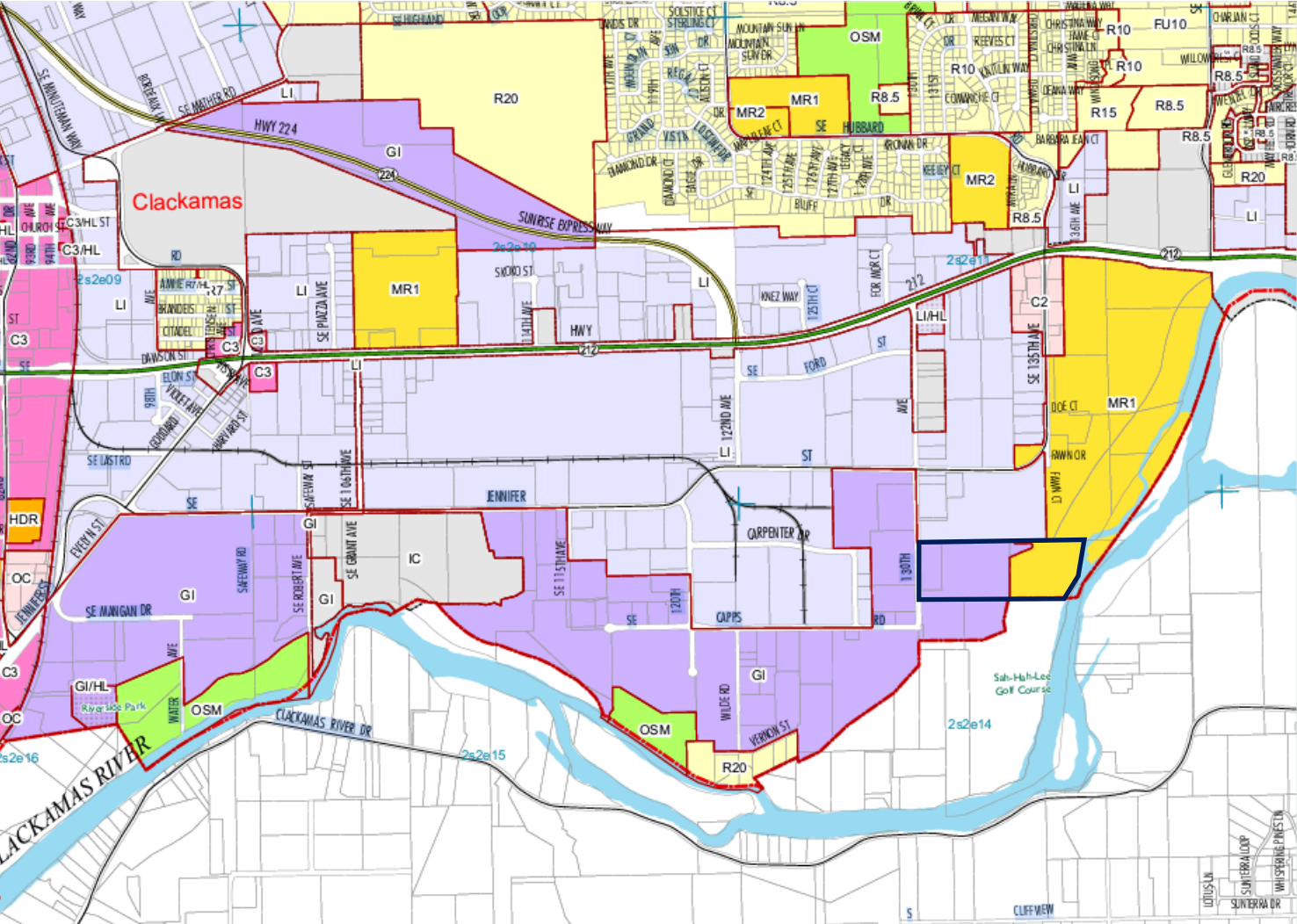
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Zoning Map

Commercial Zoning Districts	Residential Zoning Districts	Industrial Zoning Districts
Neighborhood Commercial (NC) Community Commercial (C-2)	Future Urban, 10-Acre (FU-10)	Business Park Campus Industrial Light Industrial (LI)
Office Apartment (OA) Office Commercial (OC) Regional Center Office (RCO) Village Office (VO)	Urban Low Density Residential (R-2.5, R-5, R-7, R-8.5, R-10, R-15, R-20, R-30) Village Small Lot Residential (VR-4/5) Village Standard Lot Residential (VR-5/7)	General Industrial (GI)
Corridor Commercial (CC) General Commercial (C-3) Regional Center Commercial (RCC) Retail Commercial (RTL)	Medium Density Residential (MR-1) Medium High Residential Planned Medium Density Residential (PMD) Village Townhouse (VTH)	Limited Use Zone (LUZ)
Village Community Service (VCS)	High Density Residential (HDR) Special High Density Residential (SHD) Regional Center High Density Residential (RCHDR) Village Apartment (VA)	Historic District (HD) Overlay Historic Landmark (HL) Overlay
Planned Mixed Use (PMU-1, PMU-2, PMU-3, PMU-6) Station Community Mixed Use (SCMU)		Open Space Management (OSM)
Industrial Zoning Districts	Limited Use Zone (LUZ)	
Business Park Campus Industrial Light Industrial (LI)	Historic District (HD) Overlay Historic Landmark (HL) Overlay	
General Industrial (GI)	Open Space Management (OSM)	

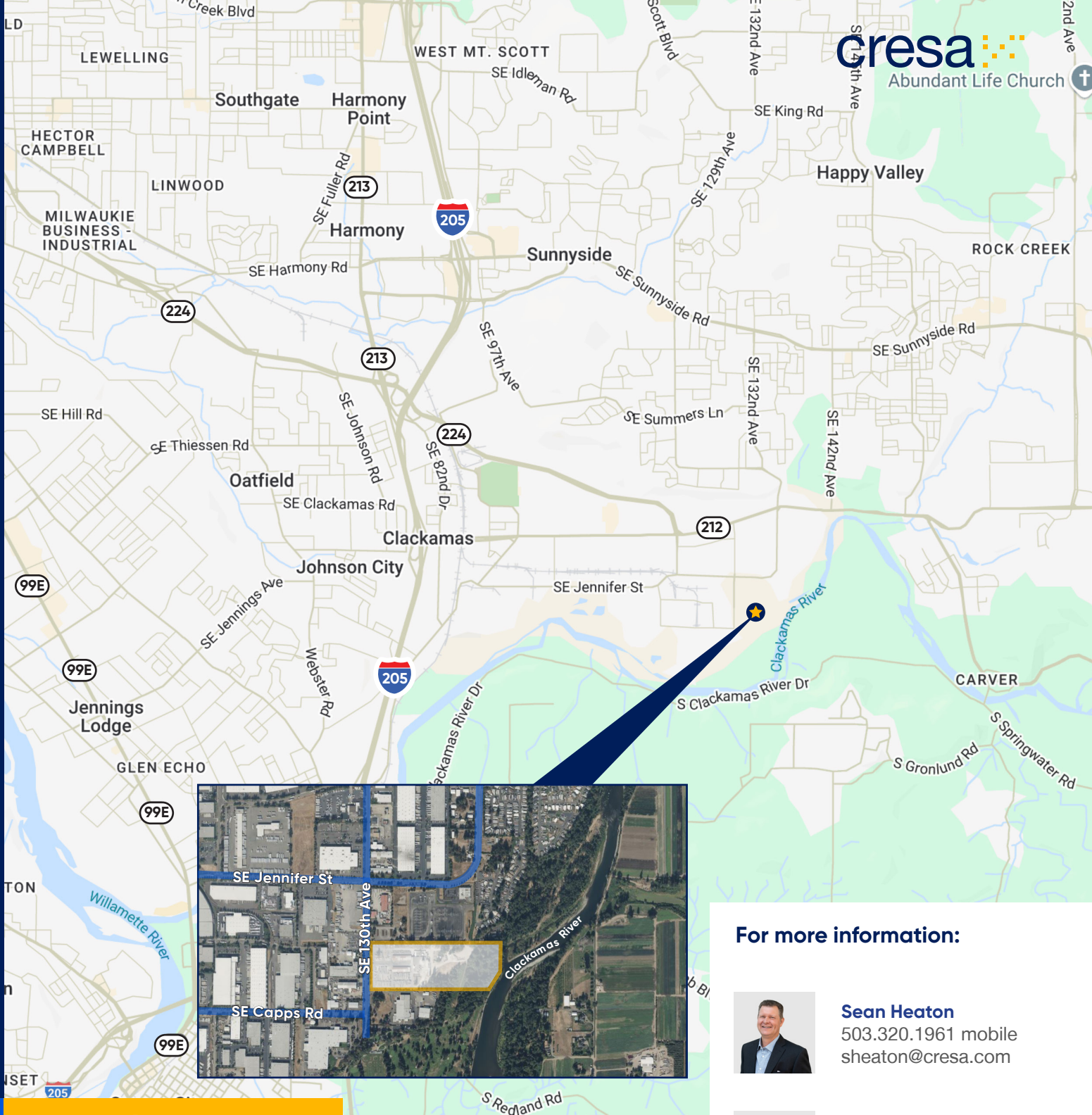
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Abundant Life Church

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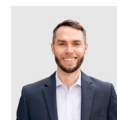
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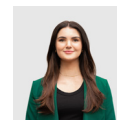
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