



Nick Krautter Oregon Principal Broker Nick@cityandstatere.com 503.901.8100

City&State REAL ESTATE

\$5,600,000

OFFERING SUMMARY

Address	980 NW Noble Dr. Estacada, OR
County	Clackamas
Building SF	22,588
Land Acres	40,511 SF (0.93 AC)
Year Built	2020
Zoning	Light Industrial (M-1)
Clear Height	Varies to max of 28 ft.
Office Space	2,000 SF
Kitchen	FDA Approved commercial grade
Grade Doors	2
Parking	25 spaces
Mezzanine	4,125 SF
Power	480/277 volts 800 Amps

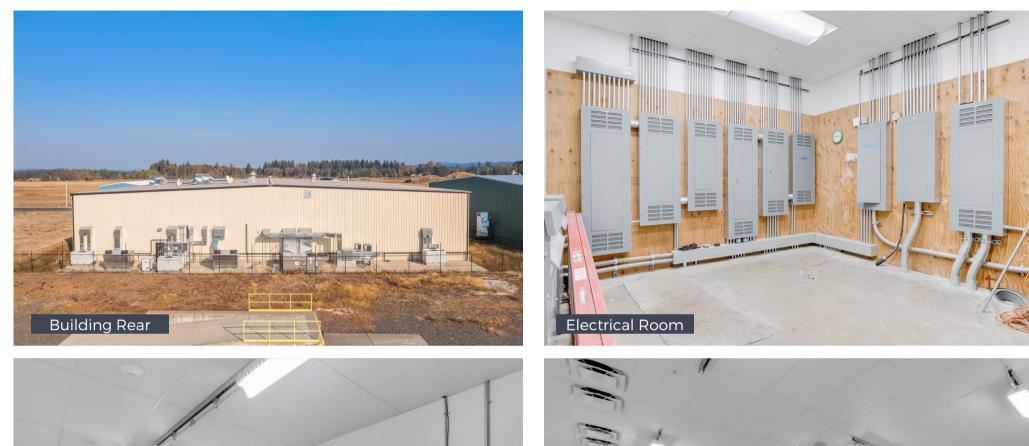
Built in 2020, clean, flexible industrial structure is certified as a hemp processing facility. The building could also be utilized for industrial food preparation, processing, and packaging with its ODA Food Safety license.

Featuring:

- an intake warehouse space with two grade doors
- a large packaging area with compressed air ready to go
- both C1D1 and C2D2 certified areas
- plumbed with reverse osmosis water filtration system
- equipped for ethanol extraction
- 2 500 gallon propane tanks
- 3000 gallon compressed air tank with hook-ups through the building
- 3 walk-in vaults
- Carbon dioxide extraction room
- Pressure Safety Inspection fire and building certified (report available)
- new, well-maintained property with little deferred maintenance

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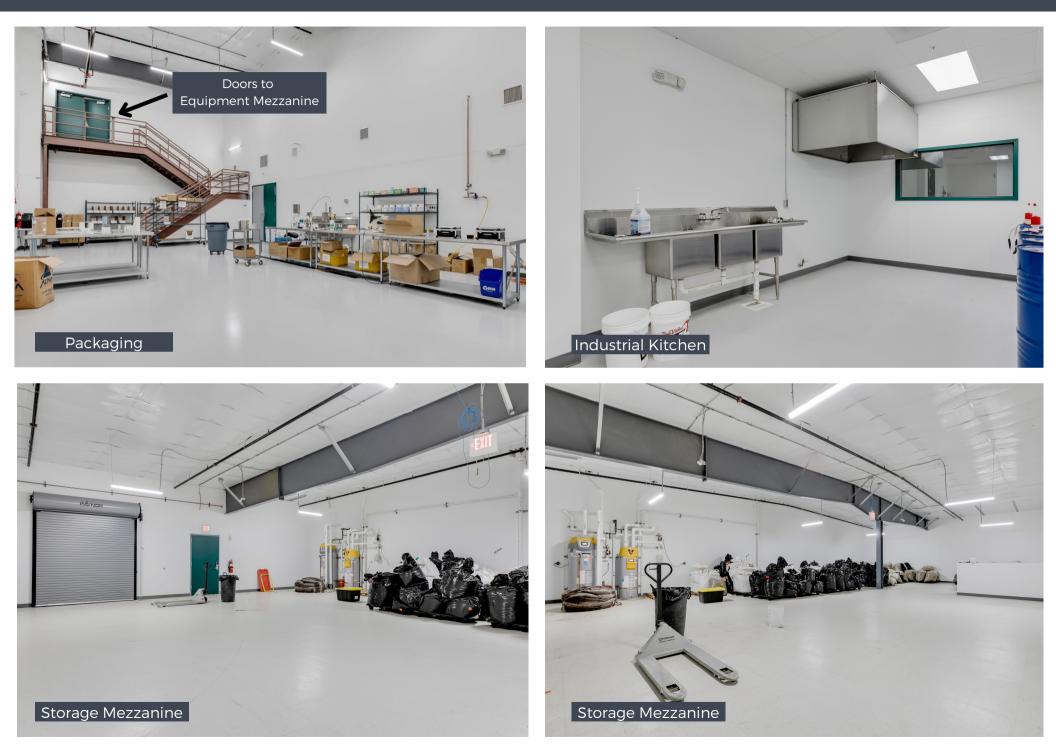




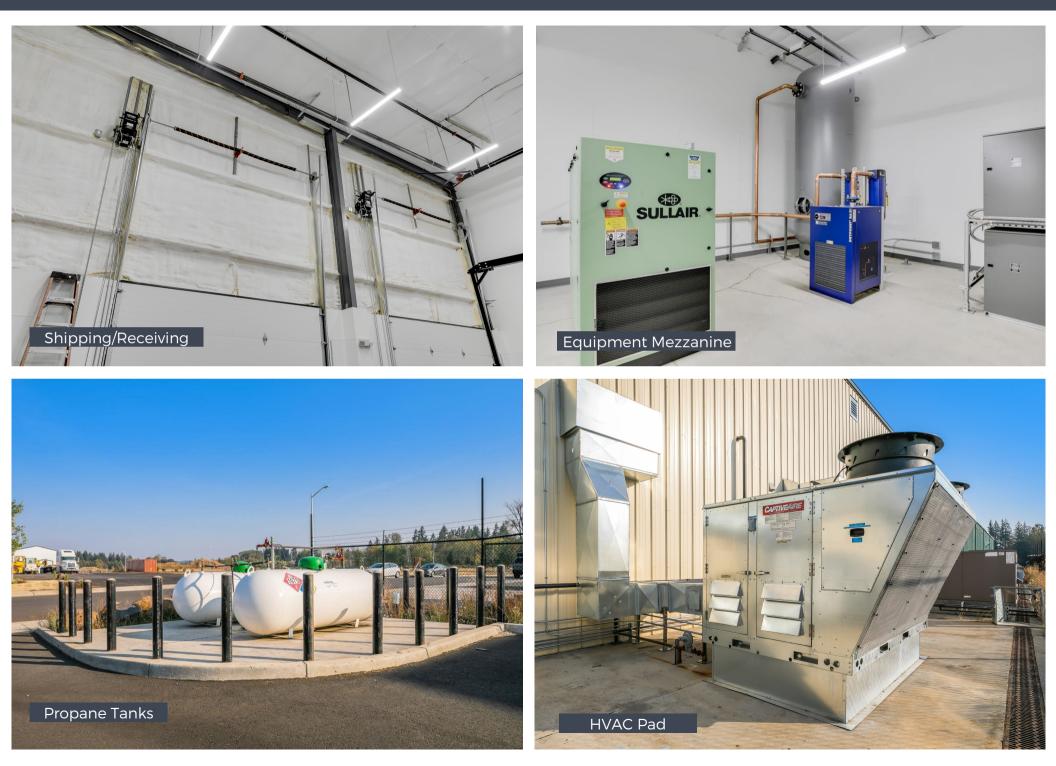






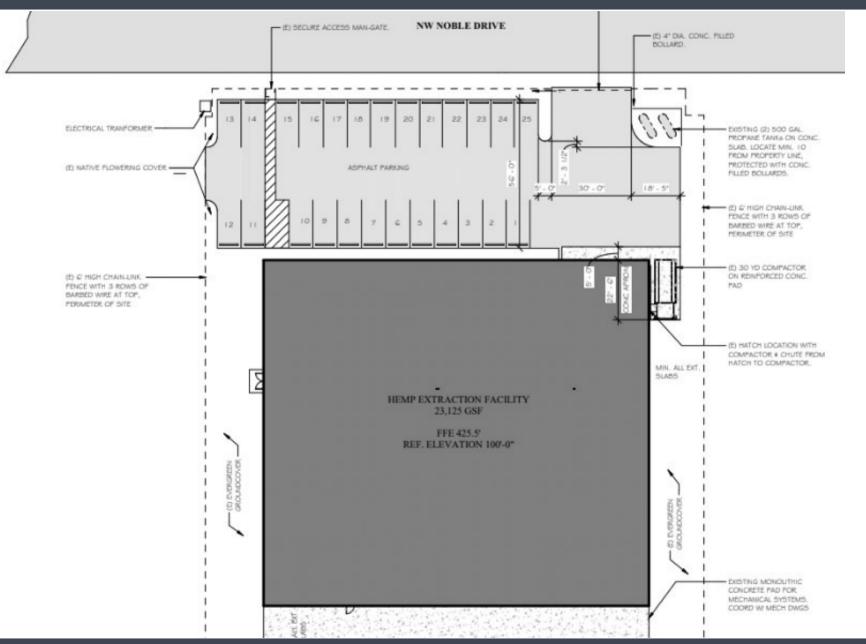


PHO<u>TOS</u>





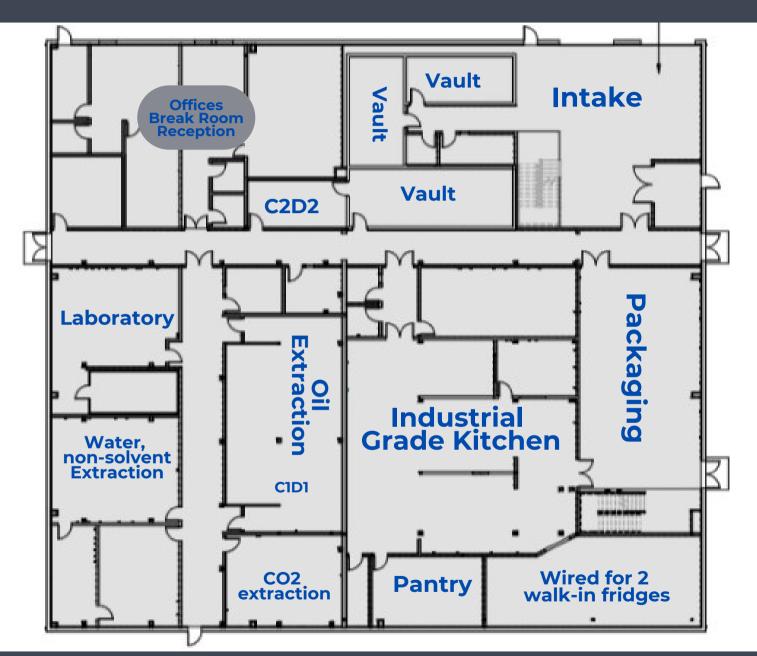
FLOOR PLAN



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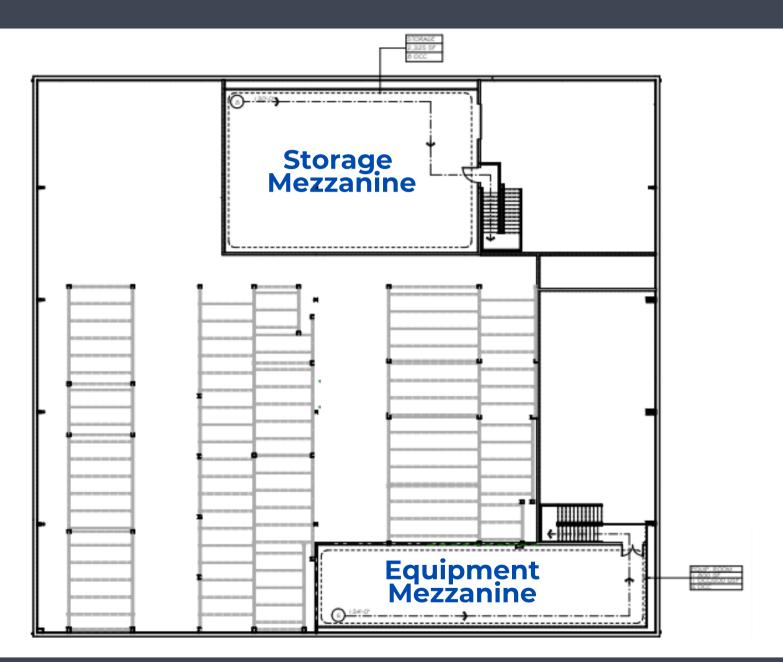
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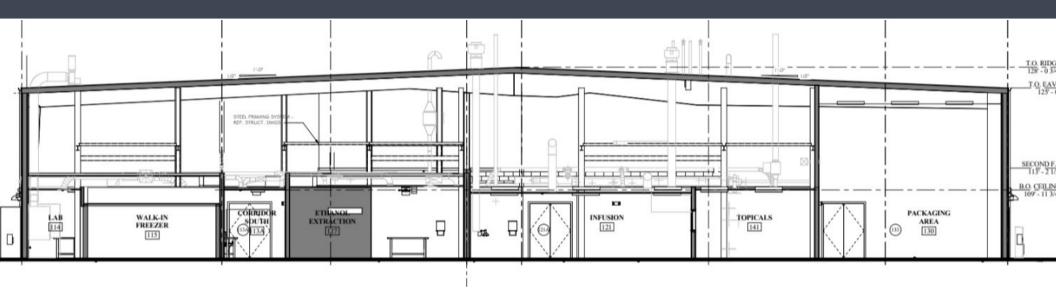
UPPER FLOOR PLAN

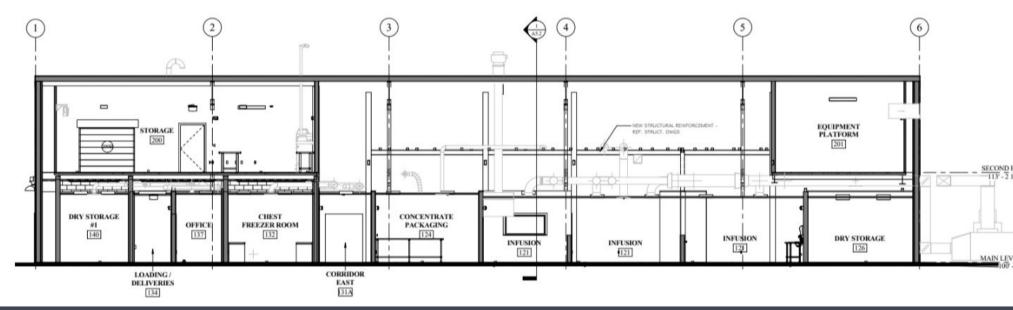


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CROSS SECTION





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