

980 NW Noble Dr. Estacada, OR

\$5,600,000



Nick Krautter  
Oregon Principal Broker  
Nick@cityandstatere.com  
503.901.8100

City & State  
REAL ESTATE

35 NE Weidler Street  
Portland, OR 97232  
[www.CityandStateRE.com](http://www.CityandStateRE.com)



**OFFERING SUMMARY**

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

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



Building Rear



Electrical Room



Mill Grinder C2D2



Ethanol Extraction C1D1









Packaging



Industrial Kitchen



Storage Mezzanine



Storage Mezzanine





Shipping/Receiving



Equipment Mezzanine



Propane Tanks



HVAC Pad





Break Room



Extraction Hallway



Extraction Hallway













