

MANUFACTURING FACILITY AVAILABLE FOR LONG-TERM SUBLEASE OR ASSIGNMENT **CLACKAMAS, OR**

9700 SE LAWNFIELD ROAD

±107,280 SF



PROPERTY HIGHLIGHTS

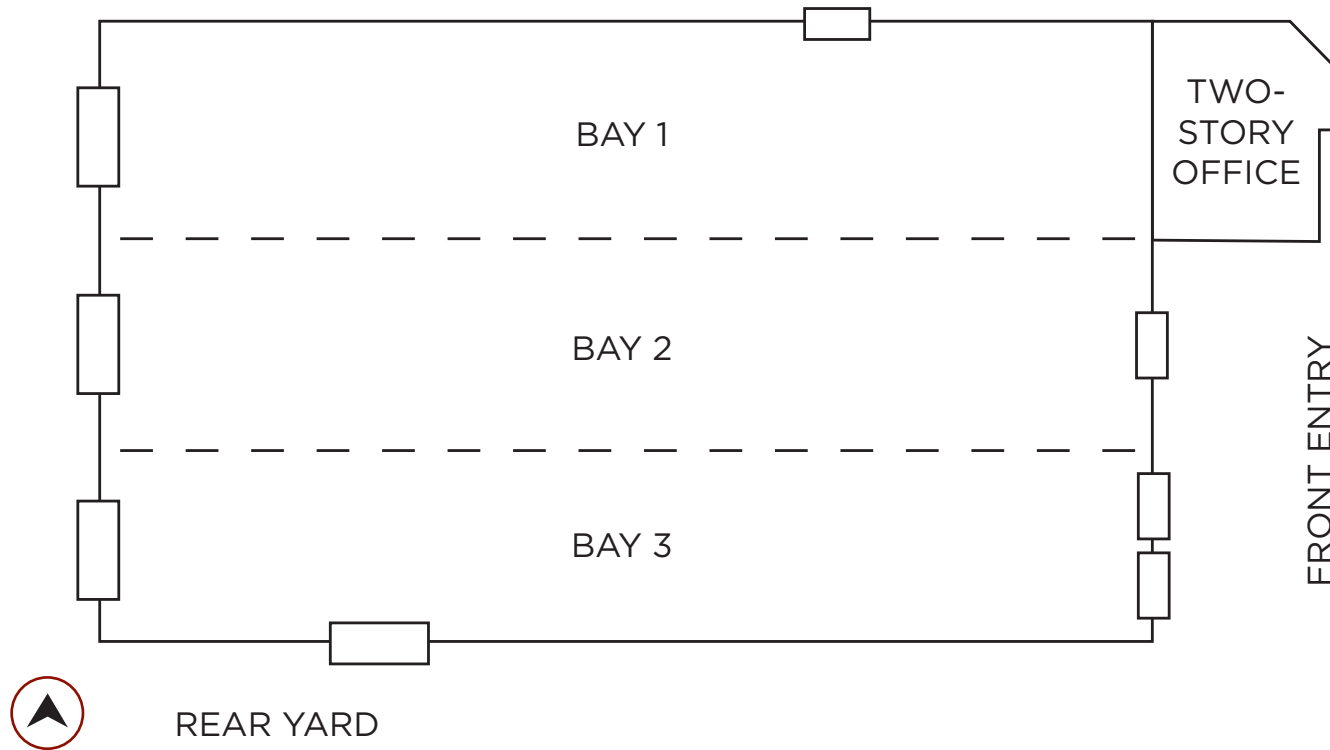
ASSIGNMENT OR SUBLEASE

BUILDING SIZE:	±107,280 SF
OFFICE AREA:	±13,680 SF (two-story building)
LOT:	±6.89 AC
PAVED YARD:	±2.5 AC
PRODUCTION BAY SIZE:	±195' x ±480' (3 bays total)
CLEAR HEIGHT (WITHOUT HOOKS)/ HOOK HEIGHT:	±24' / ±18'
LOADING:	8 oversized grade doors
CRANE CAPACITY:	3 bays ranging from 15-50 tons
JIB CRANES:	53 1-ton
POWER:	4000 amps (2 - 2000 amp services)
YEAR BUILT:	1978
ZONING:	LI (Light Industrial)
RATE:	Negotiable
TERM:	Master lease term through July 31, 2029 with five (5), 5-year assignable options at fixed rent increases. Total term available thru July 31, 2054.
USE:	General business office, manufacturing and fabrication of goods, warehouse and industrial, including metal fabrication and assembly, and all other related ancillary uses.



FENCED/SECURED SITE

±96,251 SF



	BAY #1	BAY #2	BAY #3
BAY SIZES	28,800 SF 60' Width, 480' Length, 21'7" Height	31,200 SF 65' Width, 480' Length, 22'6" Height	31,200 SF 65' Width, 480' Length, 29'9" Height
CRANE CAPACITY	Hook height 24'/span 56' Up to 15-ton Currently has 2 each 10-ton and 1 15-ton	Hook height 22'/span 56' Up to 20-ton Currently has 2 each 20-ton and 1 15-ton	Hook height 29'1"/span 63' Up to 50-ton Currently has 2 each 37-ton and 1 50-ton

EXCELLENT ACCESS

Optimal regional connectivity with quick access to I-205, making travel throughout the Portland area fast and convenient. Property is approximately 14 miles from Portland International Airport, providing efficient access for business travel and logistics.



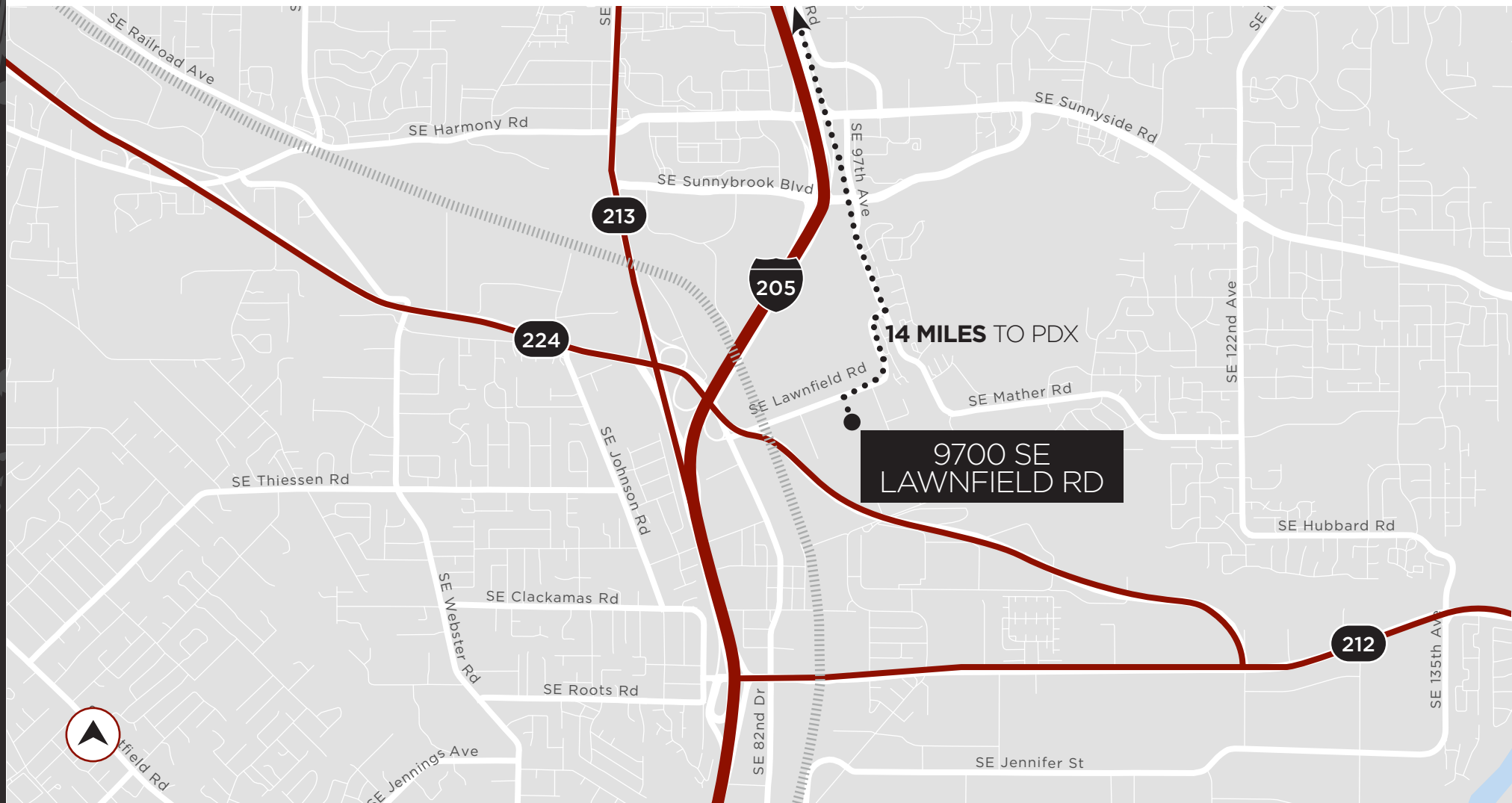
MINUTES TO
I-205 & HWY 212



12 MILES TO
**DOWNTOWN
PORTLAND**

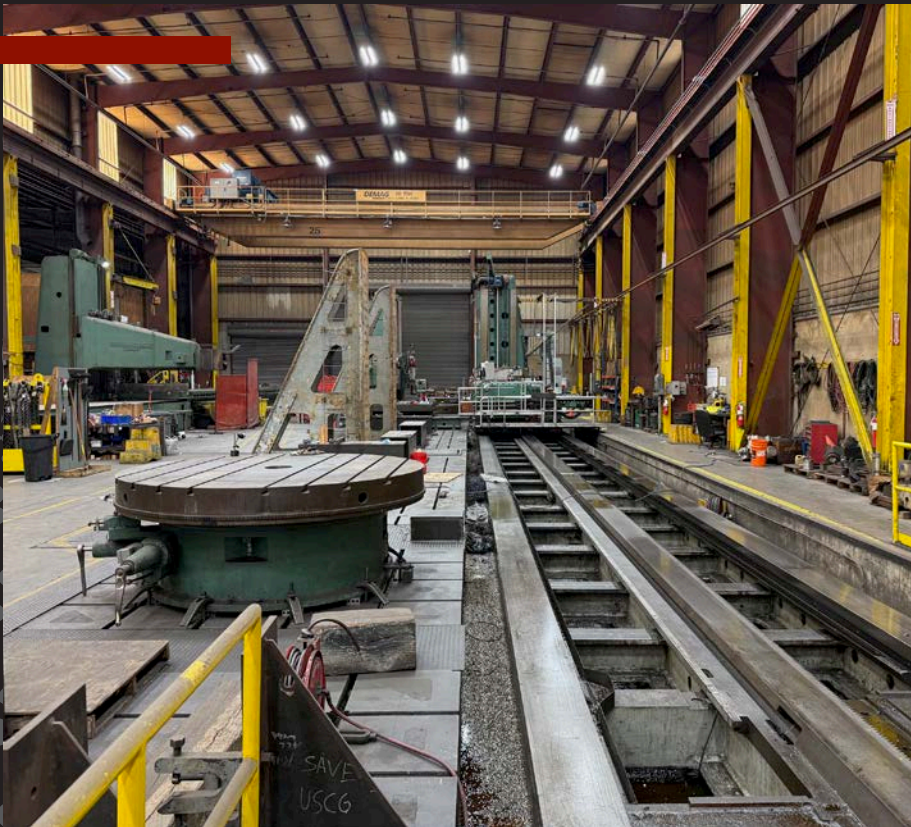


14 MILES TO
AIRPORT



MACHINE SPECS

MACHINE	TYPE	X	Y	Z	W	TABLE SIZE	MAX RPM	MAX TABLE LOAD	ADDITIONAL HEADS	CONTROLS	PROGRAM INPUT DEVICE	COMMENTS
40' Planer Mill	Vertical Mill	502.7"	142.1"	31"	N/A	96" x 480"	2,250	100,000 LBS.	90° head	Fanuc Series 15-M	DNC - Windows XP	Full CNC side head with 90° capacity
100' Floor Mill	Horizontal Mill	1200"	109"	60"	33"	floor plates	600	200,000 LBS.	Universal 90° head. 90° facing head. Additional spindle.	Fanuc 11-M	DNC - Windows XP	Full 4th axis rotary table (50 ton). Mill 16' in Y axis
Modular Mill	Horizontal Mill	1770"	74"	38"	-	-	1200	500,000 LBS.	90° head	Fanuc	Flash card	-



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CLACKAMAS, OR

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