

# FOR SALE

1040 NW NOBLE DR.  
ESTACADA, OR 97023

## SALE PRICE

CONTACT  
AGENT FOR  
PRICING



## OFFERING SUMMARY

LOT SIZE	1.03 acres
ZONING	M-1 (light Industrial)
MARKET	Estacada
PRICE / SF	Contact Agent

## PROPERTY OVERVIEW

Three pre-engineered, metal-framed buildings on just over 1 acre of land. Tons of HVAC, water and power, to power your business.

## LOCATION OVERVIEW

Surrounded by beautiful forests, wild rivers, and scenic farmland, Estacada lies just 35 miles southeast of downtown Portland. This growing community is home to the award winning Fearless brewery, Clackamas River Growlers, bakeries, galleries, and eclectic retail shops. For the adventurous the area couldn't be better with kayak and paddle board rentals, shuttle buses for tubing, fishing, hiking and more.

## PROPERTY HIGHLIGHTS

- 30,000 SF warehouse
- Ample main water line
- Floor drains
- Totally clear-span interior – no pillars
- Security System
- Easy highway access
- Heavily Insulated
- Heavy Power: 4 meters - (2 x 277/480 volt) (2 x 120/208 volt) - 1600 Amps

# EXTERIOR PHOTOS



# EXTERIOR PHOTOS

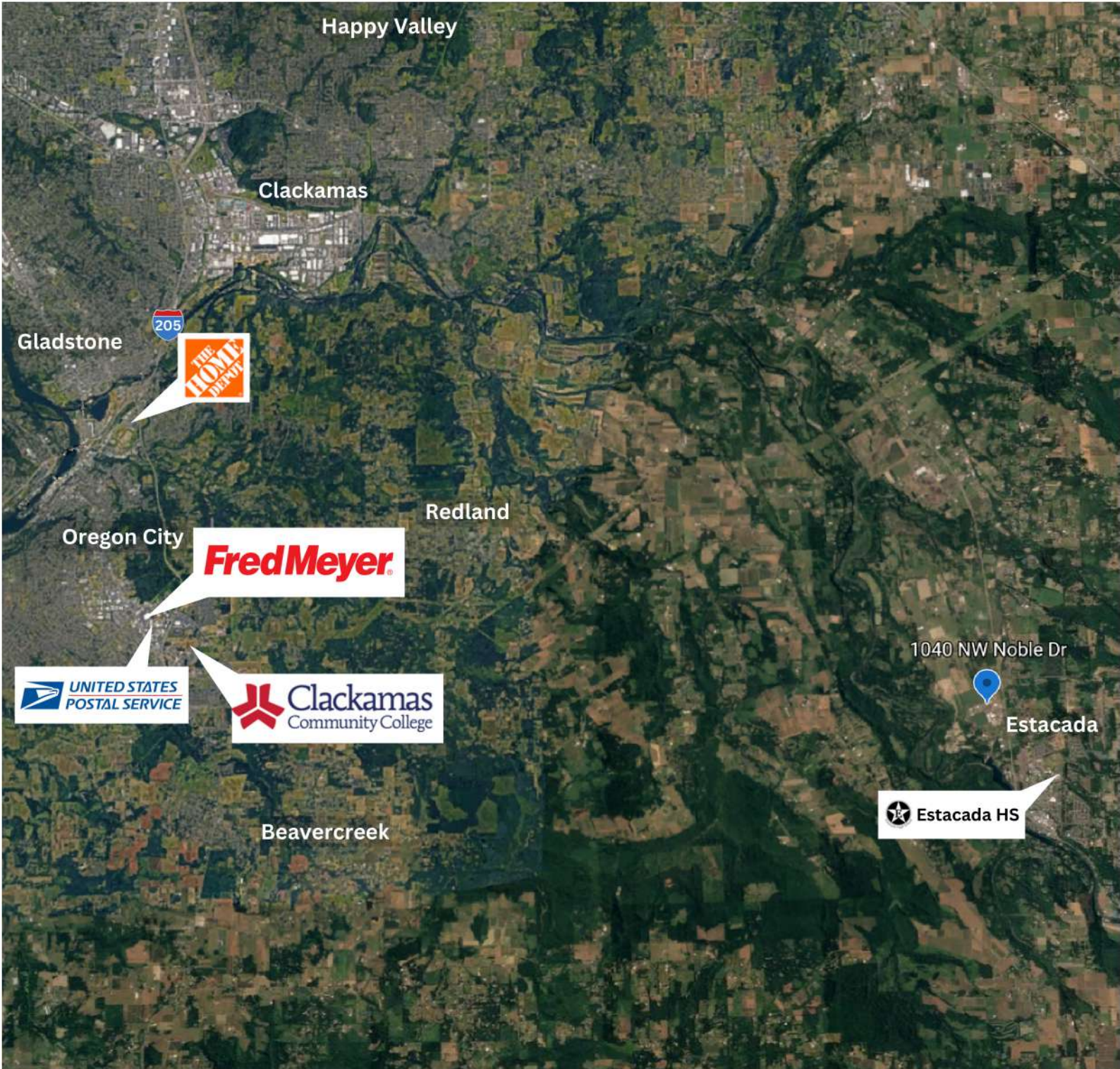


# INTERIOR PHOTOS



# INTERIOR PHOTOS





# ZONING CODES ESTACADA, OR

## 16.39.010 PURPOSE

The M-1 zone is intended for the expansion of light industrial uses. It permits wholly enclosed light industrial uses and commercial uses which are compatible to the surrounding area, subject to conditions.

(Ord. 2000-26 § 6 (part); prior code § 10.225 (part))

Amended by Ord. 2019-005 on 3/9/2020

Amended by Ord. 2019-005 on 3/9/2020

## 16.39.020 USES PERMITTED OUTRIGHT

The following uses and their accessory uses are permitted in an M-1 zone:

1. Light industry: the manufacturing, processing, compounding, packaging or assembling of products in a wholly enclosed permitted structure, the process of which does not require that permits be issued by the Oregon State Department of Environmental Quality for the associated emissions, discharges, or storage of materials;
2. A use wholly enclosed in a permitted structure involving manufacture, research, repair, assembly, processing, fabricating, packing, distribution, warehousing, wholesaling or storage; provided that the use does not create a public nuisance or an unreasonable hazard to health or property because of excessive noise, smoke, odor or dust, or because it constitutes a fire, explosion or other physical hazard;
3. Agricultural use of land;
4. Forestry, including the management, production and harvesting of forest products and of related natural resources in forest areas;
5. Owner/manager residence subject to EMC 16.60.030 Subsection D;
6. Public facilities: government uses, offices of governmental agencies and PUD substations;
7. Public transportation facilities including streets, transit stops and stations, and bicycle and pedestrian facilities;
8. Marijuana production, marijuana processing, and marijuana wholesaling regulated by EMC 16.65;
9. Industrial trade schools;
10. Data centers;
11. Auto body shop;
12. Facilities, including office and enclosed storage and work spaces, for construction, maintenance, cleaning, welding, landscaping, decking, and building systems (e.g. plumbing and electrical) service providers and contractors where customers are not regularly visiting in-person; and
13. No more than two food carts on a lot of record, subject to EMC 16.66.

(Ord. 2007-6 § 8; Ord. 2000-26 § 6(1); prior code § 10.225(1); Ord. No. 2016-005, § 10, 8-22-2016; Ord. No. 2018-002, § 1, 8-13-2018)

### HISTORY

Amended by Ord. 2018-007 on 1/28/2019

Amended by Ord. 2019-005 on 3/9/2020

Amended by Ord. 2019-005 on 3/9/2020

## 16.39.025 ACCESSORY USES

The following are allowed as accessory uses in the Light Industrial zone:

1. Employee lounges, indoor recreation areas and facilities and cafeterias catering to employees of the primary industrial use;
2. Indoor areas for display and sale of products manufactured by the same business occupying the building, provided that the floor area of such display area constitutes no more than fifteen (15) percent of the floor area of the industrial use;
3. Indoor areas for display and wholesale sales of products warehoused or distributed by the same business entity operating the primary industrial use on the site, provided that the floor area of such display area constitutes no more than five percent of the floor area of the industrial use; and
4. On lots of record no larger than five acres, temporary outdoor storage of goods produced, manufactured, or repaired on the subject lot of record or on an adjacent lot of record, provided the outdoor storage is entirely screened, with permanent vegetation at least six feet in height, walls, and/or fencing that does not include slatted chain link fencing, from view from public rights-of-way and areas zoned Open Space (O-S).

(Ord. No. 2011-004, § 1, 1-9-2012)

Amended by Ord. 2019-005 on 3/9/2020

Amended by Ord. 2019-005 on 3/9/2020

## 16.39.030 CONDITIONAL USES PERMITTED

The following uses and accessory uses may be permitted in a light industrial zone subject to EMC 16.88.020 and the review procedures in EMC 16.132.010 through EMC 16.132.050:

1. Unenclosed light industrial uses;
2. Commercial uses in conjunction with light industrial uses; except in the Northwest Industrial Sanctuary as defined in EMC 16.39.040 Subsection G and shown on Map 16-1;
3. Accessory uses that exceed the standards identified in EMC 16.39.025 Subsection B or EMC 16.39.025 Subsection C;
4. The manufacturing, processing, compounding, packaging, or assembling of products, the process of which requires that permits be issued by the Oregon State Department of Environmental Quality for the associated emissions, discharges, or storage of materials;
5. Radio, television and/or cellular transmission towers;
6. Other commercial use which meet the following requirements:
  - a. The proposed use will not attract traffic which would substantially conflict with industrial traffic or have a substantial adverse effect on other neighboring uses and has adequate access to the highway.
  - b. The development standards applicable to permitted uses in this zoning district shall apply to conditional uses, except as provided below:
    - i. All on-site lighting shall be designed, located or deflected so as not to shine into off-site structures or impair driving vision.
    - ii. All developments shall be subject to site plan review.
    - iii. Off-street parking shall be provided as required by EMC 16.76.
  - c. The following additional standards shall apply in the Northwest Industrial Sanctuary as defined in EMC 16.39.040 Subsection G and shown on Map 16-1:
    - i. The total floor area within an individual building occupied by the commercial use shall not exceed fifteen (15) percent of the total floor area occupied by a primary industrial use.
    - ii. Formula:  $.15 \times \text{industrial floor area} = \text{commercial floor area}$ .
7. Park and ride facilities and other public transportation facilities not otherwise listed in EMC 16.39.020 Subsection ;G.
8. Transportation facilities that are not identified in the City's Transportation System Plan or Active Transportation Plan;

## 16.39.030 CONDITIONAL USES PERMITTED - CONT.

9. More than two food carts on a lot of record, subject to EMC 16.66;
10. Auto wrecking yards or junkyards; and
11. Extraction and processing of rock, sand, gravel or earth projects or batch plants.  
(Ord. 2007-6 § 9; Ord. 2000-26 § 6(2); prior code § 10.225(2); Ord. No. 2011-004, § 2, 1-9-2012; Ord. No. 2018-003, § 3(Exh. 6), 10-8-2018)

Amended by Ord. 2018-007 on 1/28/2019

Amended by Ord. 2019-005 on 3/9/2020

Amended by Ord. 2019-005 on 3/9/2020

## 16.39.035 PROHIBITED USES

The following uses are prohibited in the Light Industrial zone:

1. Uses of structures or land not specifically permitted;
2. Commercial uses in the Northwest Industrial Sanctuary as defined in EMC 16.39.040 Subsection G except as provided for in EMC 16.39.025 and EMC 16.39.030 Subsection E; and
3. Marijuana retailing.

(Ord. No. 2011-004, § 3, 1-9-2012; Ord. No. 2016-005, § 11, 8-22-2016)

HISTORY

Amended by Ord. 2019-005 on 3/9/2020

Amended by Ord. 2019-005 on 3/9/2020

## 16.39.040 STANDARDS

1. Yards. All yards abutting a lot in a residential zone shall be a minimum of twenty (20) feet.
2. Parking Requirements. The number of parking spaces as required in EMC 16.76 shall apply in the M-1 zone.
3. Sidewalks. Sidewalks, driveways and service driveways shall conform to standards established by this code.
4. Landscaping. A minimum of five percent of the area developed, which includes but is not limited to areas developed for off-street parking, driveways, and above-ground utility facilities, shall be landscaped.
5. Outdoor storage abutting or facing a street, highway, residential zone shall be screened with a sight-obscuring fence or a buffer strip of vegetation six feet in height.
6. Noise. The applicant shall demonstrate the proposed activity will meet the applicable standards for noise emissions as required by the Oregon State Department of Environmental Quality.
7. The following additional standards shall apply to development within the Northwest Industrial Sanctuary (one hundred thirty and four tenths (130.4) acres) as shown on Map 16-1. The Northwest Industrial Sanctuary is located west of Highway 211-224, east of Farmstead Road, north of the Estacada Industrial Campus, and south of the city limits of Estacada.

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## PRESENTED BY:



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