

Forum Clackamas Campus

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Campus Site Plan



±122,794

square feet available

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Clackamas Industrial Campus

16800 SE EVELYN STREET, CLACKAMAS OR

LEASING OPPORTUNITY

±74,235 SF Industrial with Cooler Space with Office
±48,559 Freezer/Cooler Space with Office

Centered in Portland's premier food and beverage district

FOR LEASE

Call Brokers for Pricing

THE FORUM:

Forum Clackamas Campus is a premier nearly 1 million SF food and beverage manufacturing and distribution campus located in the heart of Clackamas's industrial submarket. Current availabilities include cooler, freezer, office, and truck shop space, with additional dry warehouse opportunities potentially available. The campus offers abundant auto and trailer parking, 24/7 security, fenced access, and infrastructure designed for high-volume production and logistics users. Surrounded by many of Oregon's leading food and beverage companies, Forum Clackamas Campus provides a rare and highly functional operating environment within tax advantageous Clackamas County.

CAMPUS DETAILS

Campus SF	±920,000 on 46 AC
Total Available Space	±122,794 (3 spaces available)
Security	Fenced with guard station and 24 hour security
Trailer/Auto Parking	Available stalls throughout property
Business-Friendly Locale	Clackamas County Tax Advantages
Zoning	General Industrial (GI) zoning provides for a wide variety of uses



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SUITE 170-175 DETAILS

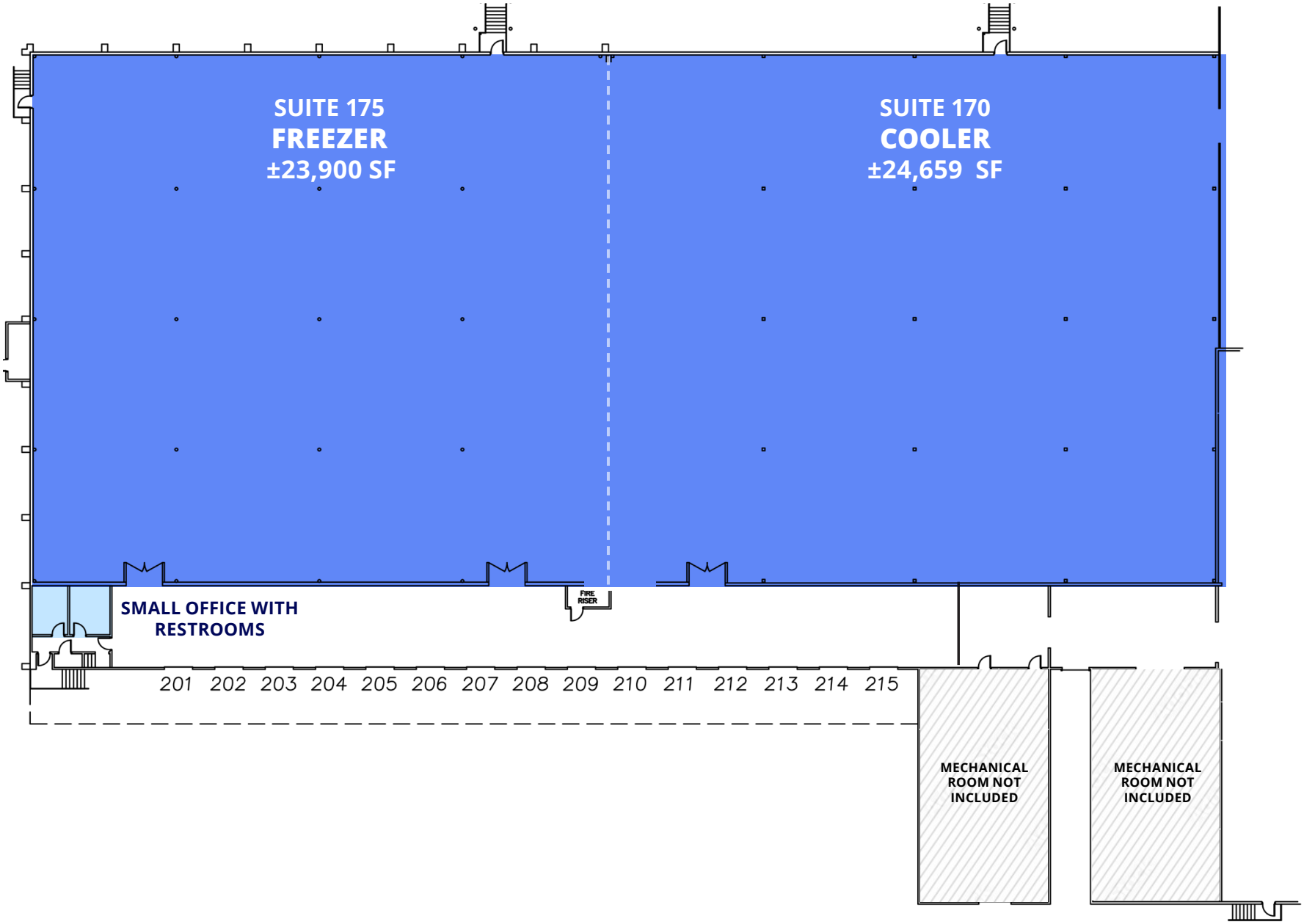
Total Available SF	±48,559
Suite 175	±23,900 (Freezer, -5 to 31 degrees)
Suite 170	±24,659 (Cooler)
Office	Suite 175: ±800 SF (400 SF on 2 floors) + 400 SF storage Suite 170: ±425 SF
Dock Doors	Suite 175: 9 Suite 170: 6
Clear Height	Suite 175: 32’ Suite 170: 21’
Cooler	• Multi-Zone Served By a Centralized Ammonia-Based Plant • Cooled dock temp range: 34˚- 36˚
Power	Suite 175: 600 amp Suite 170: 400 amp
Truck Court	190’
Sprinklers	Dry, in rack
Available	August 2026

SUITE 140 DETAILS

Available SF	±74,235
Office	±3,838 SF of finished office space with break room, private offices, and locker room
Freezer/Cooler Space	Temperatures of 32-40 degrees
Dock Doors:	17 (9’ x 10’); full-length cool docks all with levelers and seals
Clear Height	16’
Auto Parking	±75 stalls
Power	1,200 amp, 480 volt, 3-phase
Trailer Parking	Trailer parking available
Grade Doors	Grade possible via ramp
Available	Immediate occupancy

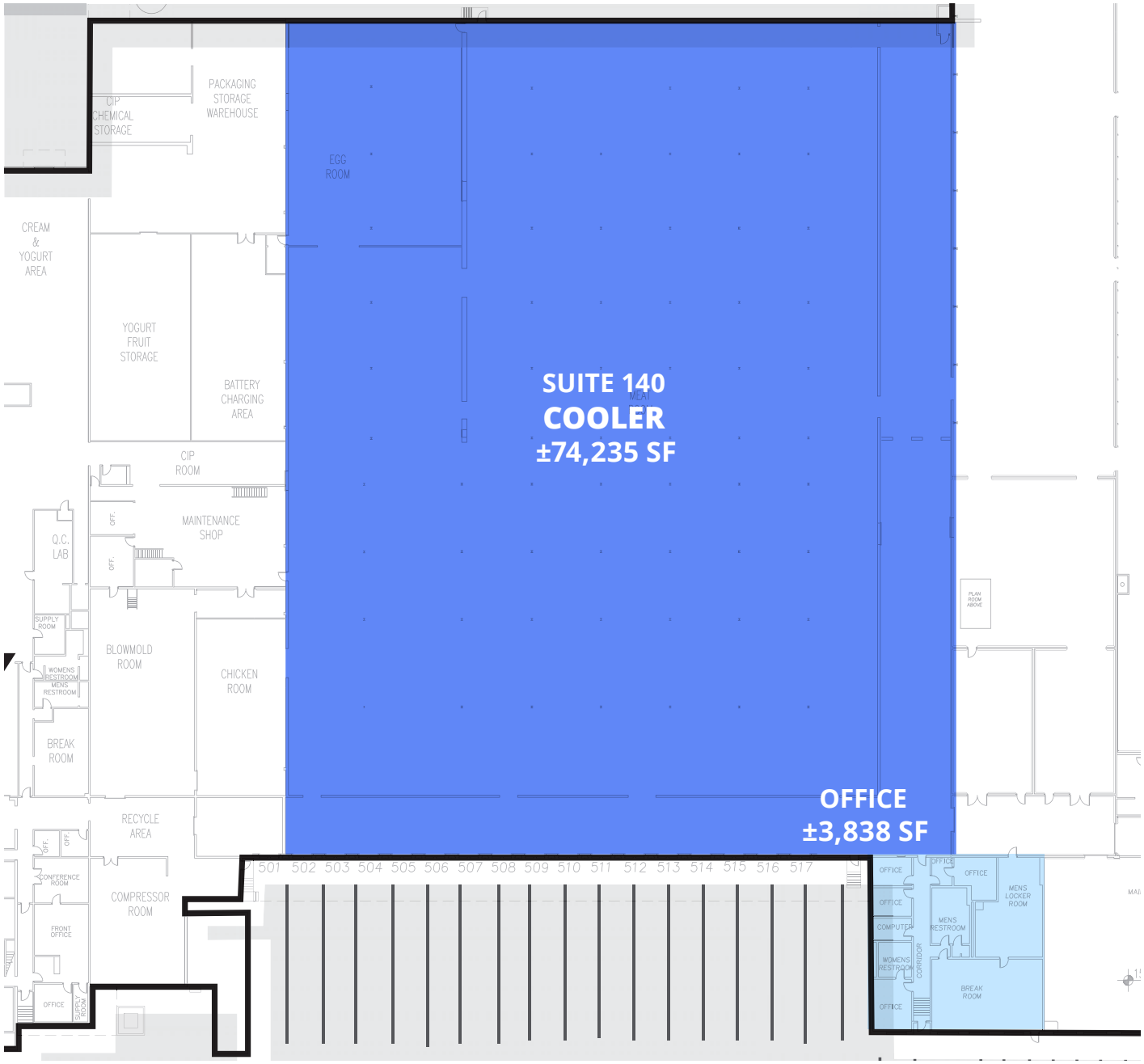
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Suite 175/170 Building Plan



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Suite 140 Building Plan



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SUITE 170-175: FREEZER/COOLER















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SUITE 140: COOLER



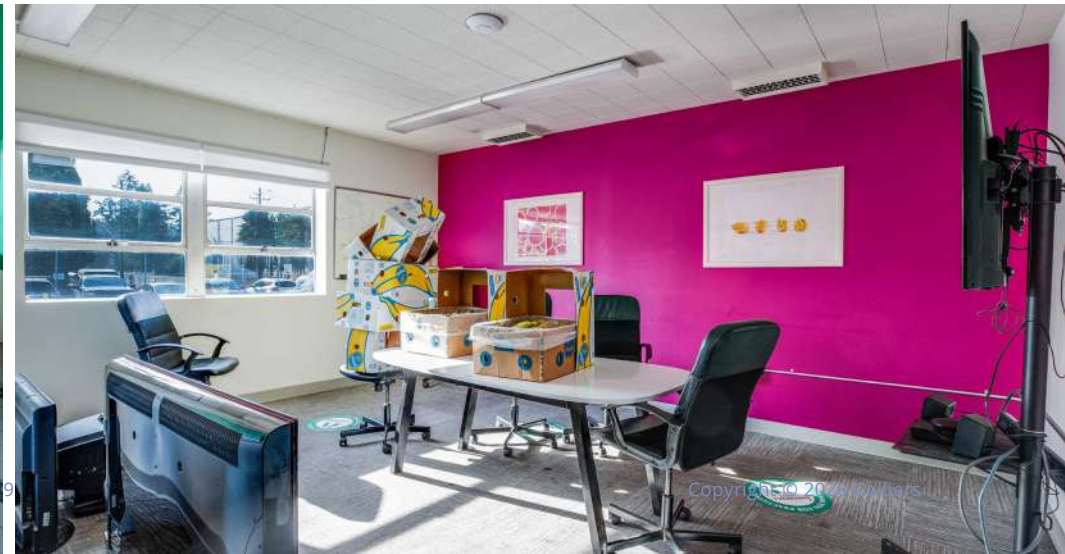










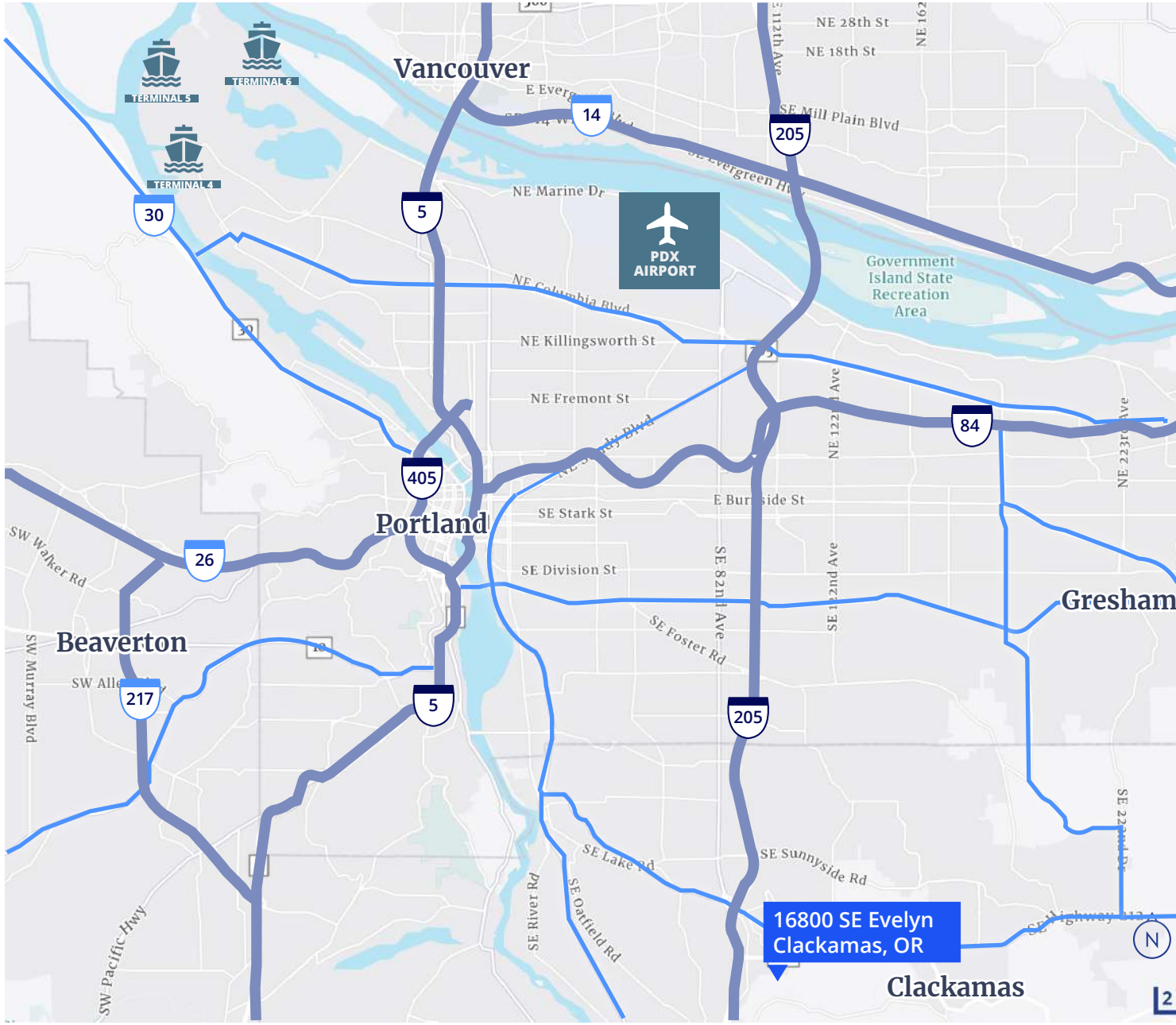


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Area Map

Driving Distances

Interstate 205	1.5 miles
Interstate 5	11.0 miles
Interstate 84	12.5 miles
Downtown Portland	12.7 miles
Portland Int'l Airport	14.7 miles
Downtown Vancouver	22.7 miles
Port of Portland Terminal 6	23.9 miles
Tacoma	154 miles



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