



Highway 212

Foster Rd.

FOR LEASE

19995 SE HIGHWAY 212

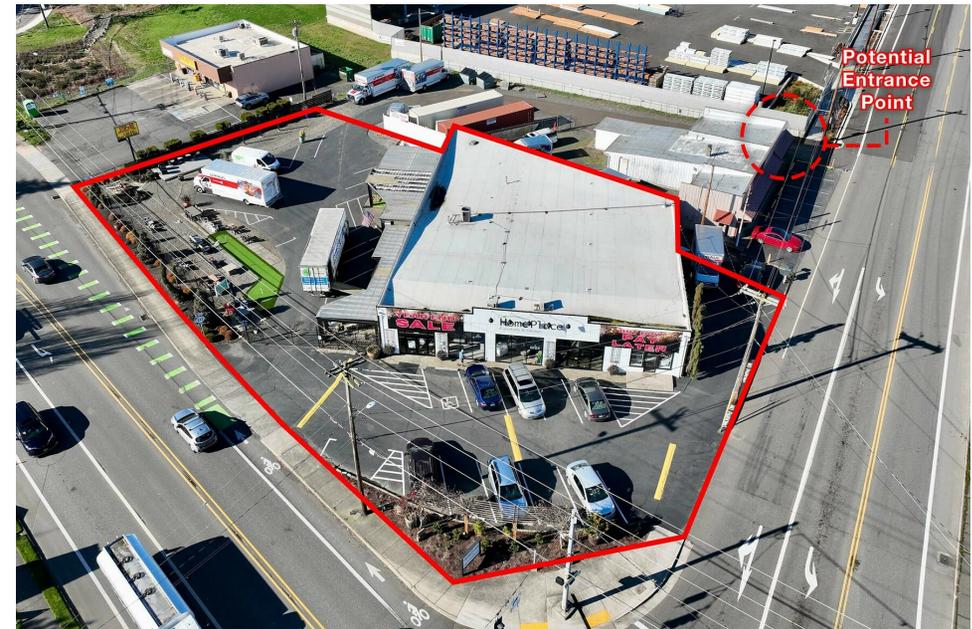
DAMASCUS, OR 97089

LEASE RATE
\$28.00 SF/yr (NNN)

BUILDING SIZE
7,200 SF

ZACH REICHL
503.706.0562
zach@macadamforbes.com





PROPERTY DESCRIPTION

The property consists of approximately 7,200 square feet situated on 0.64 acres and is improved with a freestanding commercial building well-suited for a variety of retail, service, contractor, and commercial uses. Zoned Rural Commercial (RC) in Clackamas County, the site allows for a broad range of retail, commercial, and other uses consistent with the surrounding area.

The property benefits from direct frontage along SE Hwy 212, providing strong visibility and convenient access for customers, deliveries, and employees. The site configuration allows for on-site parking and yard area, making it an attractive option for tenants seeking a flexible rural commercial location.

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OFFERING SUMMARY

Lease Rate:	\$28.00/SF/yr (NNN)
NNN's:	\$3.15/SF/yr
Available SF:	7,200 SF
Lot Size:	0.64 Acres
Zoning:	Rural Commercial
Exposure:	Direct frontage on SE Hwy 212
Site Description:	Freestanding building with on-site parking/yard area

*** Entrance off Foster can be leased for 2 access points ***



LOCATION DESCRIPTION

Located along SE Hwy 212 in the Damascus/Boring submarket, the property provides convenient access to Happy Valley, Gresham, and the greater Clackamas County region. The area is characterized by a mix of rural residential, service commercial, and contractor-oriented businesses, making it well-suited for users seeking visibility and accessibility without urban congestion.

The site offers efficient connectivity to regional arterials while remaining outside the urban core, appealing to businesses requiring frontage, outdoor space, storage, or flexible zoning, with numerous amenities nearby.

POINT OF INTEREST	DISTANCE / TIME
Happy Valley	2.0 mi / 5 min
Clackamas	5.7 mi / 11 min
Interstate 205	6.0 mi / 12 min

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME
Clackamas Highway	SE Foster Rd E	35,000 / Day

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